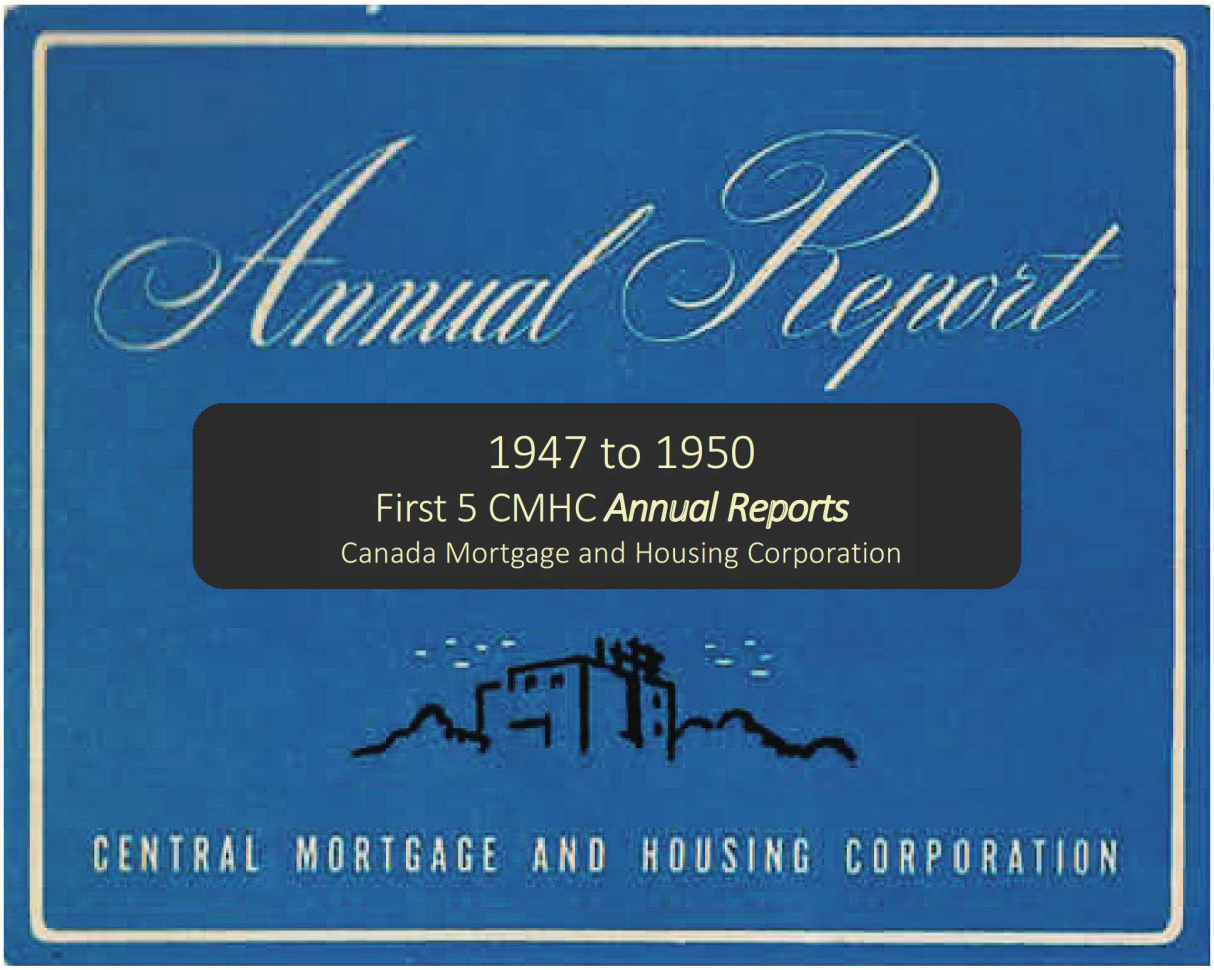
Canada Mortgage and Housing Corporation
Annual Reports
1947 to 1950


Annual Report
1947 to 1950
First 5 CMHC Annual Reports
Canada Mortgage and Housing Corporation
CENTRAL MORTGAGE AND HOUSING CORPORATION

CENTRAL MORTGAGE AND HOUSING CORPORATION

ANNUAL REPORT
TO THE
MINISTER OF RECONSTRUCTION AND SUPPLY
INCLUDING A REPORT
ON THE OPERATIONS
OF THE
NATIONAL HOUSING ACTS

FOR THE YEAR 1946

BOARD OF DIRECTORS

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February 24th, 1947.

Right Honourable C. D. Howe, P.C.,
Minister of Reconstruction and Supply,
Ottawa, Ontario.

Dear Sir:

On behalf of the Board of Directors of the Central Mortgage and Housing Corporation and in accordance with the Central Mortgage and Housing Corporation Act I submit a report on the administration of the affairs of the Corporation during the calendar year 1946.

ASSETS

The Corporation started operations on January 1, 1946. At that time the Government paid to the Corporation its capital of $25,000,000. Concurrently the Corporation purchased the Minister's share of National Housing Act loans, in principal amount of $14,354,215.12, and invested the balance of capital in Dominion of Canada securities. During the year the Corporation's investments in National Housing Act loans increased to $18,859,932.26. As at the end of 1946 the Corporation's outstanding commitments for loans amounted to $24,662,046.48. Additional investment by the Corporation in National Housing Act loans will reduce the holding of marketable securities which at the end of the year amounted to $5,504,137.50. After the Corporation invests its capital in mortgages, advances will be required by the Corporation from the Minister, as provided in the Central Mortgage and Housing Corporation Act.

LIABILITIES

Liabilities other than capital and reserve are represented largely by accrued liability to the Pension Fund. In accordance with the Central Mortgage and Housing Corporation Act the Board has established a Pension Fund for the employees of the Corporation. To make good initial liabilities inherent in the establishing of a pension fund, the Board approved a payment to the Fund of $139,892.51, of which $62,420.30 was paid in 1946. The balance will be paid in 1947.

PROFIT AND LOSS

The net profit from operations in 1946 was $145,941.85, which, in accordance with the Central Mortgage and Housing Corporation Act, has been transferred to the Reserve Fund.

ORGANIZATION

When the Corporation was formed on January 1, 1946, its main functions were to administer the National Housing Act, the Emergency Shelter Order, and the Home Conversion Plan. Early in 1946 it became evident that the activities of the Corporation closely paralleled those of Wartime Housing Limited. In May 1946 the Corporation and Wartime Housing Limited were more closely co-ordinated. Although improvements resulted, it was found that complete integration was necessary. As from January 1, 1947, Wartime Housing Limited will limit its activities to the construction of new units. The directors and officers of Wartime Housing Limited are officials of the Corporation. The Corporation will administer all completed Wartime Housing units. The amalgamation of the housing activities of the Dominion into a single organization has been substantially accomplished. The Corporation maintains a close working relationship with the Department of Veterans Affairs in respect to the operations of the Veterans' Land Act which have housing implications. The Corporation also has a close liaison with the officials of the Department of Reconstruction and Supply who are responsible for priorities and the expediting of an increased supply of building materials.

The policy of the Corporation is to decentralize its field operations into regional and branch offices. Mortgages, the administration of property, and other real estate matters are all local in character and can best be handled on that basis. The amalgamation of Emergency Shelter, National Housing Administration and Home Conversion Plan and other present functions of the Corporation has effected a more efficient over-all operation at reduced costs. In the same way it is likely that the integration of Wartime Housing Limited and the Corporation will produce similar results.

In the space of one year it has not been possible to meet all organizational requirements. Five regional offices have been established and our branch office system is nearing completion. The pattern of organization has been established but there are further steps to be taken. In 1947 a single organization will have been created.

STAFF

On January 1, 1946, the employees of the National Housing Administration, Emergency Shelter Administration and those operating the Home Conversion Plan numbered 301, of whom 246 became employees of the Corporation. As at December 31, 1946, the staff of the Corporation numbered 308, of whom 197 have been employed directly by the Corporation during the year. Of this latter group 82% of the male employees and 15% of the female employees had been in the Armed Services. As from January 1, 1947, the number of employees was 1,679. The increase is occasioned by the employees of Wartime Housing Limited becoming employees of the Corporation.

It is with pleasure that the Board records its appreciation of the co-operation and loyalty of the personnel of the Corporation. The extra work involved in organization, as well as the assumption by the Corporation of so many additional duties, could only have been discharged by the cheerful diligence shown by the staff.

OPERATIONS

The activities of the Corporation were directed towards developing an increased volume of new housing during 1946. Steps have been taken to facilitate residential construction in respect of land, materials, and suitable forms of financing. As from January 1, 1947, the Corporation will administer the affairs of Wartime Housing Limited. The Corporation has as major duties the administration of the National Housing Act and the Emergency Shelter Order, the reclamation of used building materials, awarding of priorities for building materials, and making available statistical information on housing in Canada.

NATIONAL HOUSING ACT

The changes made to the National Housing Act in 1946 have made it more effective. The decentralized character of our operations has made the Act more attractive to builders, owners and lending institutions. Loans for twice as many family units were approved in 1946 as in the previous year. There is no scarcity of mortgage funds from other sources, and we know of no residential construction being delayed by the lack of mortgage credit. Although other forms of financing are readily available, mortgage loans under the National Housing Act make possible an increased number of home owners. In most areas a higher level of loan is available under the National Housing Act than under other forms of financing and a correspondingly reduced down payment is required from the home owner. The Act makes possible kinds of housing which would not have been built under conventional financing. The pattern of monthly payments of principal and interest with 1/12 the annual taxes, as well as an interest rate of 4½%, is of advantage to the home owner.

INTEGRATED HOUSING PLAN

The Integrated Housing Plan, which was devised in 1945 and became part of the National Housing Act in 1946, has been developed by the Corporation. Its purpose is to provide homes for veterans at lower cost than would be the case if they were to purchase new houses in the ordinary way. An agreement is entered into between the Corporation and a builder whereby the builder agrees to build houses for veterans to National Housing Act standards at a sale price which meets with the approval of the Corporation. Priority assistance is given to the builder for this purpose. A maximum loan under the National Housing Act is arranged and is assumed by the veteran at the time he pays the builder the difference between the amount of the loan and the agreed sale price. In the event of failure by the

builder to sell the house, the Corporation agrees that it will purchase the house from the builder at the end of six months at a price slightly less than the agreed sale price. Arrangements under this Plan have been made for some 3,000 houses. The average price paid by the veteran for an Integrated house is approximately 10% under current sale prices. Indications are that a larger volume of Integrated housing will take place in 1947.

LENDING VALUES

Under the National Housing Act loans may be made up to the maximum ratio of loan to lending value as authorized in that Act. Lending value is the Corporation's estimate of a fair value of the residential unit in light of present cost levels, attractiveness of the property, its location, and other factors relating to its stabilized value. Owing to the very heavy demand for new houses, the sale price, including the builder's profit, has in most instances been considerably in excess of the lending value. This difference results in a larger equity or down payment being required from the home owner.

Early in 1946 it became evident that the current level of lending values was considerably under the actual costs of construction. As from April 29, 1946, the lending values upon which loans are based were increased by approximately 10%, and for a time lending values approached building costs. Since then costs have risen about 10% not only because of increases in wages and materials, but also because of the extra cost owing to the irregular supply of building materials. It is doubtful whether all of these added costs should be capitalized into long term mortgage debt. We recognize the merit in providing a substantial loan to reduce the amount of down payment by the home owner. On the other hand, a portion at least of the increased loans resulting from the advance in lending values in April, 1946, were used to meet increased sale prices. In some cases this had the effect of a down payment by the home owner approximately equal to that which it had been prior to the increase of lending values, and leaving larger mortgage debt. Full benefits from any further increases in lending value or in ratio of loan to lending value can only be assured if the sale price to the home owner is limited as it is under the Integrated Plan.

EMERGENCY SHELTER

A major task has been the administration of the Emergency Shelter Order which was transferred from the Wartime Prices and Trade Board to the Corporation at the time of its formation. Steps have been taken to ensure continued occupancy of available residential units. Generally it has been possible, without the use of powers under the Emergency Shelter Order, to make arrangements with the owners of vacant residential units to effect occupancy. The demolition of existing residential units has been restricted and permits are granted only when provision is made for accommodation of displaced families.

Prior to the Emergency Shelter Order being administered by the Corporation, 1,051 emergency shelters had been provided. Heavy repatriation, as well as evictions in favour of returning veterans as provided under the Wartime Leasehold Regulations, made it evident that need for emergency shelters in 1946 would be greater than ever before. The registration of approximately 10,000 married veterans at universities created additional shelter needs. In order to meet the situation which was developing early in 1946, as well as to provide for an anticipated peak of need in October, 1946, the Corporation, in co-operation with the municipalities and universities, took steps to provide shelter units for families. For the most part the conversion of surplus buildings has been the source of supply. In all, there are now 8,653 Emergency Shelter units completed or nearing completion, of which 1,150 are used exclusively for married veterans attending universities. Emergency shelter needs will continue during 1947 but we do not believe that the additional number of shelter units will be as large as in 1946. The large number of completed permanent units in 1946 has relieved the situation. Wartime Housing units are currently coming into occupancy at the rate of about 200 per week and before long there will be important additions to our supply of rental housing by the completion of rental units by Housing Enterprises Limited. To the extent that needs are taken care of by new permanent units, great advantage will accrue from the lesser diversion of critical materials into temporary shelters.

HOME CONVERSION PLAN

During 1946 the Corporation has operated the 258 Home Conversion properties involving 2,081 family units. No new units were arranged in 1946 because of the lack of large residences and buildings suitable for the purpose and the high cost of permanent conversions. Arrangements have been made whereby the owners of Home Conversion properties may purchase the leasehold interest of His Majesty.

RECLAMATION OF MATERIALS

The reclamation of used building materials from the demolition of outlying surplus buildings has been an important activity. In co-operation with War Assets Corporation and Housing Enterprises Limited, 33 reclamation projects, involving 1,795 buildings, were under way by the end of the year. Important quantities of reclaimed materials have been made available to priority housing. In some instances reclaimed material is of better quality than new material. The reclamation programme was the means by which many houses were completed in 1946. The operation will continue as long as materials which can be reclaimed remain in critically short supply and buildings are available for demolition.

PRIORITIES

Close liaison with the Priorities Officer of the Department of Reconstruction and Supply is maintained, not only with respect to

the granting of priorities but also in the matter of shortages of materials by areas. The recommendations for the granting of priorities for approved types of housing are made by the Corporation. To assist in this work the Corporation is maintaining a current inventory of new housing construction in municipalities of 5,000 and over. This inventory shows starts, completions, and the number of dwellings under construction.

STATISTICAL INFORMATION

There has been a lack of statistical information available to those interested in housing. The Corporation is actively engaged in remedying this deficiency. It is only by close relationship with those actively engaged in house building that the Corporation will be able to render the greatest assistance. Current information should be readily available to all interested in housing in respect of current production, volume of new loans, interest rates, trends in sale price, over-crowding, extra housing needed as a result of industrial development, and other factors which may create greater needs in one municipality than another. In October the Corporation issued the first issue of "Housing in Canada", a quarterly publication of all available statistical material on housing. Later issues will be more comprehensive and will contain new statistics developed by the Corporation.

MORTGAGE MARKET

Generally mortgage credit is in very free supply. The lending institutions are anxious to secure new mortgage business, not only under the terms of the National Housing Act, but also on new and existing property by way of ordinary mortgages, generally known as conventional loans. The amount being loaned on new and existing residential property is high in relation to amounts loaned on similar properties in recent years. A reduction in the value of real estate may well cause a large number of foreclosures.

Interest rates on mortgages showed little change in 1946. There has been little change in interest rates charged by lending institutions since 1939, except that a 5% rate was replaced by a 4½% rate in the National Housing Act in 1944, and there was a reduction from 5% to 4½% for conventional loans on large multiple rental housing units. In general the interest rate on individual houses remains at 5%, although in certain areas a 4½% rate is being introduced for low ratio mortgage loans by a few lending institutions, pension funds and private individuals. There is no secondary market in Canada for the resale of mortgages in the manner they are marketed after processing in the United States at a premium or a discount. Therefore, small differentials in the effective interest rate to the lender do not occur.

GENERAL

The volume of residential construction in 1946 was larger than in any year except 1928 when some 65,000 units of all kinds were completed. Although tabulations are not complete, it is not likely that 1946 residential completions of all kinds will exceed 64,000 units. In spite of the higher sale price of new houses in 1946, the problem has remained one of supply rather than of demand. It was not until late in 1946 that there was indication, and then only in a few areas, that the sale price of new houses was higher than the prospective home owner would pay. Only about 25% of new residential construction in 1946 was rental housing. There is great demand and continuous need for this type of accommodation and steps are being taken to encourage an increased volume of new rental units.

The construction industry is in a position to produce an increased quantity of residential units, and it is likely that in spite of problems which lie ahead, completions in 1947 will be larger than in any previous year. Shortages of building materials and, in some instances, building labour, has been the limitation upon the volume of residential construction. There will be a substantial increase in the supply of building materials in 1947 and a larger volume of new housing should result. The volume of other forms of construction may, to some extent, be a restraining influence upon the number of residential completions. It is to be remembered, however, that many types of industrial, commercial and engineering construction are not wholly competitive with house-building either in materials or in the kind of labour.

Municipal building codes place limitations upon desirable substitutions for critical materials. It is to be hoped that during 1947 progress can be made in reconciling restrictive municipal codes with the limitations of material supply.

The early post-war house building programme absorbed most of the available serviced land. We are now faced with a shortage of developed lots which can only be met by extensive development of fringe area acreage. Additional forms of financing which may be available will assist in increasing the amount of available serviced land which is in such short supply today.

Housing needs are determined by the size, composition and distribution of the population, the desired standard of living, and the proportion of resources which the country is willing to devote to this purpose. Housing needs are not wholly represented by the demand for new homes to be purchased and the demand for rental units. The difference between housing needs and this effective demand is the need for adequate housing for families whose incomes prevent them from acquiring necessary accommodation.

Any yardstick for measuring the need for additions to our supply of housing is uncertain. Not only must an absolute shortage of units

to take care of involuntary multiple occupancy be considered, but also the amount of housing required to make good substandard accommodation presently occupied. The volume of housing required in the future depends largely upon what minimum standard is acceptable, as well as the ability of people to pay for improved standards which suit their needs and taste. Housing needs are qualitative as well as quantitative. Conditions of the moment point up the absolute shortage in quantity of housing units. Over the years to come, replacement of substandard units will form a large portion of our new housing requirements.

The present situation is one of long standing which has been brought into bold relief by cessation of multiple occupancy because of the increase and wider distribution of national income. It has been accentuated by high marriage rate and repatriation. Impact has fallen heavily upon the veteran. The housing vacancies of the middle thirties were no indication of our housing needs at that time. The involuntary multiple occupancy and general overcrowding of today shows the problem more clearly, but in itself cannot be used as an absolute measurement for needs of all kinds.

It is important that there be a more constant addition to our supply of new housing. Every effort should be made to avoid the traditional peaks and the valleys of the volume of new housing. The wide swing from a high of 50,000 urban residential units in 1928 to a low of 14,000 in 1933 does not lend itself to the accomplishment of a programme to meet current housing needs of the Canadian people, and make good the backlog which started to accumulate in the late twenties. The provisions of the National Housing Act for slum clearance and the reconversion of blighted areas may play an important part in maintaining new additions to our housing supply at a reasonably constant level.

While there may be reason for a distinction between the short-term emergency problem and a long-term programme for improved housing, steps taken at this time have as important implications upon that long-term programme as steps taken in later years. The aim and object of the Canadian housing programme must be a decent standard of housing for all, within capacity to pay for it and agreement on what constitutes a decent standard of housing. Subject only to municipal health by-laws and the ability to pay rent, the choice of dwelling is the right of the individual. The views of those interested in housing on what constitutes unsatisfactory housing are often not shared by those who live in it. The problem lies in finding a correlation between the cost of housing, income available for housing, and the quality of housing which meets Canadian standards.

Yours very truly,

D. B. MANSUR,

President.

CENTRAL MORTGAGE ANI

BALANCE SHEET AS AT

ASSETS

Cash		$ 448,236.75
Investments in Dominion of Canada Bonds— (Market Value $5,647,575.00) at cost		5,504,137.50
Accrued Interest and Sundry Accounts Receivable		230,540.03
Balance Recoverable from the Minister of Reconstruction and Supply		219,472.05
Loans under Housing Acts		18,859,932.26
Office Furniture and Equipment	$27,071.35	
Less—Provision for Depreciation	5,414.27	21,657.08
		$25,283,975.67

AUDITORS' REPORT

We have examined the above statement of assets and liabilities of Central Mortgage and Housing Corporation as at December 31st, 1946, and have received all the information and explanations we have required. We report that, in our opinion, it is properly drawn up so as to exhibit a true and correct view of the state of the Corporation's affairs as at that date, according to the best of our information, the explanations given to us and as shown by the books of the Corporation.

JEAN VALIQUETTE, C.A.,
of the firm of Anderson & Valiquette

W. H. CAMPBELL, C.A.,
of the firm of Campbell, Glendinning, Dever & Camelford

HOUSING CORPORATION

DECEMBER 31ST, 1946

LIABILITIES

Accounts Payable	$	50,535.19
Accrued Liability to Pension Fund		77,472.21
Employees Contributions to Retirement Fund		10,026.42
Capital—		
Authorized and Paid-up		25,000,000.00
Reserve Fund		145,941.85
		$25,283,975.67

NOTE:—No provision has been made in the above statement for possible losses in respect of joint loans made with lending institutions and guarantees and other commitments under the Housing Acts which are the obligations of His Majesty under these Acts.

D. B. MANSUR, *President*

C. D. ARMITAGE, *Chief Accountant*

Ottawa, Canada—February 20, 1947.

CENTRAL MORTGAGE AND HOUSING CORPORATION

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED DECEMBER 31ST, 1946

Net Revenue for the year ended December 31, 1946	$175,256.86		
Profit on Sales of Securities	110,577.50		
		$285,834.36	
Deduct:			
Appropriation to cover the initial liability incurred in the establishment of the Pension Fund		$139,892.51	$145,941.85
Balance transferred to Reserve Fund in compliance with Section 31 of the Central Mortgage and Housing Corporation Act			$145,941.85

A REPORT

ON THE OPERATIONS OF THE

NATIONAL HOUSING ACTS

FOR THE YEAR 1946

PRESENTED TO PARLIAMENT

BY THE

MINISTER OF RECONSTRUCTION AND SUPPLY

MARCH, 1947

I.—SUMMARY

In 1946 the Canadian Government completed its eleventh year of lending operations for housing purposes, commencing with the Dominion Housing Act, 1935, followed by the National Housing Act, 1938, and succeeded by the National Housing Act, 1944, under which current operations are authorized.

During these eleven years the Housing Acts have provided for 33,859 loans of $165.2 million, providing 43,463 family housing units.

With the great increase in house building activity after the war, lending activity under the National Housing Act during 1946 was more than twice the volume of operations carried out in 1945 or in 1939, the best pre-war year (see Tables 14 and 15). Net loans approved in 1946 numbered 7,313, involving $55.6 million, and providing 11,763 new family units. Methods which made this increase in volume possible in the course of one year are discussed in Section II and shown in tabular form in Section III.

Net losses of the Dominion Government under the Housing Acts as at December 31, 1946, amounted to $2,147. During the eleven years of national lending operations, value of real estate property increased considerably, thus providing an improvement in the equity position of borrowers under the National Housing Acts.

As of December 31, 1946, the share of Central Mortgage and Housing Corporation—now responsible for administration of the National Housing Act, 1944—of all outstanding loans approved under the Housing Acts amounted to $18.9 million. In addition, the Dominion Government has provided lending institutions with guarantees for loss in the form of a Pool Guarantee Fund. As of December 31, 1946, the commitments in this Fund amounted to $6 million.

During 1946, as in earlier years, most lending activity was in new housing construction in cities and towns. Measures have been taken to make lending for the erection of farm houses possible under the National Housing Act. With the main emphasis being placed on *new* housing construction, legislation to assist in financing home improvements remains unproclaimed. Assistance was rendered to home extension projects with 25 loans being guaranteed for 53 new units, involving $76,315. The small number is owing to the high level of occupancy of all housing accommodation available and the lack of a sufficient number of large homes suitable for conversion.

Housing developments in Canada can be furthered greatly by economic, statistical, sociological and related research, technical research, architectural investigations, community planning and related educational work. This activity, dealing with human as well as material needs, is an important supplement to the traditional function of financial assistance to housing. Although work in this field under the National Housing Act was started only in 1946, it was pos-

sible to initiate a number of projects as described in Section II. Expenditures approved for this purpose amounted in 1946 to $118,550 for economic and related research, $30,000 for technical research, $32,000 for architectural investigations, $289,996 for community planning, and $15,923 for educational work, or a total of $486,469. Because a number of these projects cover a longer period than one year, actual expenditures amounting to $160,375 are lower than the commitments made.

Expanded lending activity providing moderate interest rates and long-term amortization periods for the borrower and certain partial guarantees for the lender, as well as an active research program designed to contribute to increased efficiency in house building methods and the extension of basic knowledge required for the formulation of long-term housing plans, are all factors that have contributed significantly—and are likely to continue to do so—to the improvement of living conditions for the Canadian people.

II.—OPERATIONS UNDER THE NATIONAL HOUSING ACT

Operations under the National Housing Act fall into two main groups: (A) Loans, guarantees and grants covering the activities under Parts I to IV of the Act, and (B) Housing research and community planning relating to undertakings under Part V.

A.—Loans, Guarantees and Grants

1. *Housing for Home Owners*

Part I of the National Housing Act provides for Central Mortgage and Housing Corporation to enter into contracts with approved lending institutions to make joint loans and to arrange certain guarantees by the Dominion against losses under four different plans designed to stimulate housing for home ownership: (a) loans to owner-occupiers, (b) loans to builders who intend to sell to owner-occupiers, and (c) loans to builders who agree to sell to veteran owner-occupiers at a price fixed at a moderate level by Central Mortgage and Housing Corporation, a scheme known as the "Integrated Housing Plan," and (d) loans to co-operatives for owner occupancy.

(a) *Loans to Home Owners.* During 1946 loans to owner-occupiers numbered 2,517, providing the same number of family units and involving an outlay of $11.2 million. The average loan per unit was $4,457 (see Table 6).

(b) *Loans to Builders for Sale.* In the same year 2,169 loans, involving an equal number of dwellings and amounting to $10.3 million were approved. The average loan per unit, $4,755, was 7 per cent higher than the average for loans for owner occupancy (see

Table 6). Of the total number of family units approved under this provision for construction in 1946, about 60 per cent or 1,307 units were sold in the same year (see Table 9).

(c) *Integrated Housing Plan.* Loans approved under this plan numbered 2,241 for the same number of units and amounted to $10.3 million during 1946. The average loan per unit, $4,591, was slightly lower than loans to builders not limited as to sale price (see Table 6). About 38 per cent of the number of units financed under this provision, or 859, were sold during 1946 (see Table 9).

(d) *Loans to Co-operatives.* No applications from co-operatives for loans under Section 4 (3), were received.

Total loans for housing for home ownership numbered 6,927, involving the same number of family units and comprising an outlay of $31.8 million.

2. *Housing for Rental Purposes*

Part II of the National Housing Act provides for Central Mortgage and Housing Corporation to enter into contracts with approved lending institutions to make joint loans, to arrange certain guarantees by the Dominion against losses and to recommend grants designed to encourage the construction of rental housing. Seven plans are under way or contemplated: (a) loans to owners of rental property, (b) loans to builders who intend to sell rental property to prospective owners, (c) loans to builders who agree to sell rental properties at a price fixed at a moderate level by Central Mortgage and Housing Corporation, with priority being given to veterans, the multiple version of the "Integrated Housing Plan," (d) loans to limited dividend corporations for low rental housing purposes, including the operations of Housing Enterprises of Canada Limited, an institutional holding company owned by all the life insurance companies operating in Canada, (e) loans for rental premises to borrowers engaged in mining, lumbering, logging or fishing, (f) guarantees to life insurance companies for approved rental projects involving the direct investment of their funds, and (g) grants in aid by the Minister for slum clearance projects. In addition Part II, Section 9B, provides for the operation of the Home Conversion Plan established by various Orders-in-Council, commencing in April, 1943. The plan received statutory authority in the 1946 amendment of the National Housing Act, 1944.

(a) *Loans to Owners of Rental Property.* In 1946 loans were approved for 105 rental projects, providing living space in 884 units and involving mortgages of $3.8 million. The average loan per unit amounted to $4,318, an amount considerably lower than the average loan for home owners (see Table 6).

(b) *Loans to Builders for Sale.* Loans under this scheme amounted to $0.4 million and were made for 42 projects comprising 107 family units. The average loan per unit amounted to $3,763 (see Table 6). Of the total number of family units approved for construction in 1946, 62 units were sold as of December 31 of that year (see Table 9).

(c) *Integrated Housing Plan.* Loans under this plan numbered 205, providing 410 dwelling units, and amounted to $1.5 million. The average loan per unit was $3,720, or about 19 per cent lower than the average approved for ownership under the same plan (see Table 6). Of the number of units financed under this provision, 22 were sold during 1946.

(d) *Loans to Limited Dividend Corporations.* The bulk of lending for rental purposes was made for houses built by Housing Enterprises of Canada Limited and its subsidiaries, covering thirty-two projects, with 3,299 units and a loan value of $17.4 million. In addition two loans were approved for other limited dividend companies, involving 136 units and a loan value of $0.6 million. Average loan per unit was $5,274 for Housing Enterprises projects and $4,602 for other limited dividend corporations (see Table 6).

(e) *Loans to Borrowers Engaged in Mining, Lumbering, Logging and Fishing.* This section of the Act came into effect on September 1, 1946. While no loans have been made under this provision in 1946, several projects have been reviewed and made ready for approval early in 1947.

(f) *Guarantees to Life Insurance Companies for Approved Rental Projects.* Approval for the investment of funds of life insurance companies in housing projects owned and operated by these institutions was given in one case, involving an expenditure of $30,000 for 6 units. Approvals were also given for the purchase of land for the purpose of building large-scale residential developments by life insurance companies. Two projects are involved with site acquisition costs of $23,000 and a contemplated additional investment in housing development of about $1.2 million designed to create 220 new family units.

(g) *Grants in Aid for Slum Clearance Projects.* In the light of the need for the continuous occupancy of all available living quarters during 1946, even in areas that require rebuilding, Central Mortgage and Housing Corporation has not taken any active steps to encourage slum clearance projects.

Home Conversion Plan. During three years of existence the Home Conversion Plan has provided 2,096 housing units (including 28 rooms for transients) in 260 projects. Operations during 1946 were confined to the completion and administration of projects started previously. No new projects were undertaken because of the lack

of suitable properties. During 1946 capital disbursements were made totalling $142,229, making the total conversion costs to date $5,011,618. The revenue for the year (including unpaid rents as of December 31, 1946) amounted to $1,155,438. Maintenance costs, rents to owners, and administration expenses during the year amounted to $835,563.

In accordance with Section 9B (1) (e), settlements were made with two property owners whereby the Crown's leasehold interests were cancelled on payment to the Crown of the projected net earnings from the property to the end of the lease renewal terms. A total of $23,700 was received as the result of these two settlements.

Total lending operations for new housing under Part II involved the approval of 386 loans for 4,836 units, with total loans in the amount of $23.8 million. The average unit loan was $4,915, or some 7 per cent higher than the average for loans approved for home ownership.

3. *Lending Practice and Experience*

Lending operations during 1946, involving 7,313 loans for 11,763 units, with a loan value of $55.6 million, were more than double the volume carried out in 1945, both in terms of the number of units financed and the amount of loans authorized (see Tables 12 and 13). This rise in lending operations was due to a number of reasons, including the great increase in house building, a liberalization of lending practice by lengthening the amortization period and by increasing lending values, and improvement in organization through decentralization and simplification of lending techniques.

Lending activity was heaviest in the months of May, June and July, but continued at a comparatively high level through the fall of 1946 (see Table 1). On a per capita basis, the largest number of units were financed in British Columbia, followed by Ontario and Manitoba. Lending activity in the remaining provinces was considerably smaller (see Tables 2 and 3). Operations were concentrated in the twenty-four major cities of Canada with population of 30,000 and over. Loans approved for projects in this sector of urban Canada comprised about 79 per cent of all units financed under the National Housing Act during 1946. Among the cities, taking lending per capita as a basis, the following six ranked highest, shown in descending order: London, Kitchener, St. Catharines, Edmonton, Vancouver and Calgary. Montreal ranked 17th followed by Toronto in the 20th place (see Tables 4 and 5).

The popularity of single family homes is indicated by about 75 per cent of units financed under the National Housing Act being in that category, with the remainder covering a variety of multiple family housing projects. Average loan per unit for single family homes was 4 per cent higher than for multiple housing projects (see Table 7).

The heaviest concentration of loans per unit was between $4,500 and $5,499, comprising about 50 per cent of the total. Rental units showed a relatively greater concentration in the higher brackets than homes built for home ownership (see Table 8). Of the builders' sales that took place during 1946, 73 per cent were to veterans (see Tables 10 to 12).

4. *Rural Housing*

Assistance to rural housing under Part III of the National Housing Act covers (a) provisions to encourage lending for the construction of farm homes, and (b) special guarantee procedures designed to stimulate the experimental production of low-cost, standardized plumbing and heating equipment and other component parts required in farm home construction.

Comprehensive preparations were necessary to lay the groundwork for farm loan lending. Negotiations with provincial governments, designed to obtain the necessary legislative framework required for operations under Part III of the Act, and discussions with lending institutions aiming at an expanded rural lending activity, proceeded favourably in 1946, which should make it possible to consider the proclamation of this section of the Act and operations under it in 1947. In the meantime farmers requiring financial assistance for housing and other purposes have been able to obtain this under the provisions of the Canadian Farm Loan Act, 1927 and amendments, and the Farm Improvement Loans Guarantee Act, 1944.

Measures to encourage experimental production of building materials for farm homes had to be fitted into the over-all building material policy aiming at obtaining the maximum production possible during 1946, a year marked by great shortages in a number of building material items. To make the best possible use of available production facilities, it was found necessary to concentrate on the manufacture of existing standardized products, with the encouragement of experimental production of newly designed equipment and parts being postponed until current shortages are overcome.

5. *Home Improvement Loans and Home Extension Loans*

Loan guarantees for home improvement and home extensions are provided under Part IV of the National Housing Act. The section on home extension loans was proclaimed on April 1, 1946. The proclamation of the section dealing with home improvement loans has been deferred to a later date. In 1946 it was considered undesirable to encourage additional demand for scarce building materials required for new house building. During the nine months of 1946 in which operations under the home extension section of the National Housing Act were carried out, twenty-five loans were approved, involving 53 new units with an outlay of $76,315 (see Table 13).

B.—Housing Research and Community Planning

Part V of the National Housing Act, 1944, makes full provision for the undertaking of housing research. This covers the fields of economic, statistical, sociological and related research, technical research, and architectural investigation. Studies and enquiries in the field of community planning and related educational work round out the task of acquiring and disseminating new knowledge for the improvement of living conditions of the Canadian people.

1. *Economic and Related Research*

This type of research work involves the assembly and interpretation of factual information. It covers such fields as investigations into housing conditions, the adequacy of existing housing accommodation in Canada and the factors affecting the cost of construction and measures which may be taken to secure economies and increased efficiency in construction. To this end, the Corporation has undertaken, partly on its own and partly with the Dominion Bureau of Statistics and other organizations, a number of research investigations. These include surveys of the number of housing units actually constructed in Canada in 1945 and 1946, houses under construction as of given dates, surveys on overcrowding and other housing conditions, ownership and rentals, construction cost surveys concerned with the appraisal of efficiency of construction methods in large-scale housing developments, residential construction trends, the supply of building materials and availability of construction labour. To supplement investigations in the domestic field, surveys of foreign experiences on economic aspects of housing have been undertaken and the results are published in a bi-monthly series entitled, "Housing Progress Abroad." Pertinent facts on Canadian housing are being published regularly in a quarterly publication by Central Mortgage and Housing Corporation entitled, "Housing in Canada." Approved expenditures in 1946 amounted to $118,550, of which $84,794 was spent during the year.

2. *Technical Research*

Technical research covers all investigations designed to contribute to increased efficiency of building methods and more economic use of resources while still preserving aesthetic standards of newly built houses. To make the best use of research capacity available in Canada, the National Research Council has undertaken the major part of actual investigations. Central Mortgage and Housing Corporation acts in an advisory capacity, provides liaison with lending institutions, builders, manufacturers and the consuming public, and is concerned with the practical application of research results obtained by the National Research Council. During 1946 Central Mortgage and Housing Corporation approved a grant of $30,000 to assist the

National Research Council in financing the cost of investigations and research, and to test and examine the practical application of newly developed building materials.

3. *Architectural Investigations*

This task includes the preparation of plans and designs for new house construction. By the use of new building methods, building techniques and more economical layouts, homes will be provided at lower than traditional cost, without losing required accommodation, good quality and aesthetic values. Central Mortgage and Housing Corporation sponsored, under the auspices of the Royal Architectural Institute of Canada, a small house competition to obtain housing plans suitable to the varying needs of Canada's major regions. Entries to the competition numbered 331. Thirty-seven prizes were awarded. The results of the competition are being made available to the public. Other architectural investigations include the preparation of a small house design book for distribution to prospective home owners. Working drawings of these designs will be made available by the Corporation at a nominal cost. Commitments for architectural investigations during 1946 amounted to $32,000, with $2,996 being spent.

4. *Community Planning*

Activity in this field under the National Housing Act is three-fold: (a) Research and investigations into land utilization and the techniques of community planning, (b) educational work designed to promote an understanding of the availability of the principles underlying land, community and regional planning, and (c) co-operation with other authorities and institutions in the development of a continuing program of regional and community planning.

To meet these requirements a number of investigations have been initiated; one is a survey of the status of community planning. Another is a study of land use and housing survey undertaken in conjunction with the Population Census carried out in the Prairie Provinces in 1946. Further, experimental work was carried out in order to test the use of aerial mapping for community planning purposes. Encouragement was given to universities to initiate local surveys and studies. To develop an understanding of community planning principles by the public at large and to assure a continuing program of community planning, the Corporation has provided financial and other assistance to a newly established organization, the "Community Planning Association of Canada," comprising representatives from the professions, lay groups and governments interested in community planning. Expenditures approved for community planning and related activities amounted to $289,996, with $69,662 being spent in 1946.

5. *Educational Work*

To make the results of the various investigations available to the public, $15,923 was approved, of which $2,923 was spent in 1946.

In all, $486,469 was approved for research and community planning during 1946, while actual outlay amounted to $160,375. Of this amount $68,880 was spent directly by Central Mortgage and Housing Corporation, with the remainder representing grants to other Government departments or institutions (see Table 14).

III.—STATISTICAL SECTION

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TABLE 1.—GROSS AND NET LOANS APPROVED, BY MONTHS, 1946

Month	Number of Loans	Number of Units	Amount $	Average Loan Per Unit $
Gross Loans Approved				
January	269	313	1,340,280	4,282
February	317	468	2,089,410	4,465
March	297	321	1,402,380	4,369
April	949	1,375	6,147,770	4,471
May	1,168	1,958	9,474,530	4,839
June	1,094	1,857	8,915,080	4,801
July	869	1,842	9,266,040	5,030
August	738	1,086	5,248,180	4,833
September	802	1,273	5,728,600	4,500
October	618	826	3,852,320	4,664
November	719	1,033	4,850,810	4,696
December	587	647	2,911,140	4,499
Total	8,427	12,999	61,226,540	4,710
Cancellations, Reinstatements and Adjustments	−1,114	−1,236	−5,641,000	−4,564
Net Loans Approved	7,313	11,763	55,585,540	4,725

TABLE 2.—NET LOANS APPROVED, BY PROVINCES, 1946

Province	Number of Loans	Number of Units	Amount $	Average Loan Per Unit $
Prince Edward Island	4	4	20,560	5,140
Nova Scotia	100	113	532,380	4,711
New Brunswick	82	199	998,450	5,017
Quebec	820	1,923	8,926,110	4,642
Ontario	3,254	5,366	25,900,430	4,827
Manitoba	995	1,011	5,032,800	4,978
Saskatchewan	215	363	1,775,080	4,890
Alberta	624	860	4,027,980	4,684
British Columbia	1,219	1,924	8,371,750	4,351
Canada	7,313	11,763	55,585,540	4,725

TABLE 3.—DWELLING UNITS FINANCED ON A PER 1,000 POPULATION BASIS, BY PROVINCES, 1946

Province	Population 1941	Number of Units 1946	Units per 1,000 Population	Rank of Province
Prince Edward Island	95,047	4	.04	9
Nova Scotia	577,962	113	.20	8
New Brunswick	457,401	199	.44	6
Quebec	3,331,882	1,923	.58	5
Ontario	3,787,655	5,366	1.42	2
Manitoba	729,744	1,011	1.39	3
Saskatchewan	895,992	363	.41	7
Alberta	796,169	860	1.08	4
British Columbia	817,861	1,924	2.35	1
Canada[1]	11,489,713	11,763	1.02	–

(1) Excludes Yukon and Northwest Territories.

TABLE 4.—NET LOANS APPROVED, BY MAJOR CITIES, 1946

(with a population of 30,000 and over)

Area	Number of Loans	Number of Units	Amount $	Average Loan Per Unit $
Metropolitan Areas				
Halifax	43	56	261,160	4,664
Hamilton	578	703	3,135,900	4,461
London	295	538	2,534,700	4,711
Montreal	676	1,686	7,812,580	4,634
Ottawa	205	301	1,393,460	4,629
Quebec	(1)	15	83,800	5,587
Saint John	16	121	637,270	5,267
Toronto	946	1,048	5,075,530	4,843
Vancouver	982	1,555	6,734,310	4,331
Victoria	144	276	1,227,920	4,449
Windsor	81	193	994,320	5,152
Winnipeg	985	1,000	4,991,320	4,991
Sub-total	4,947	7,492(2)	34,882,270	4,656
Other Major Cities				
Brantford	12	61	307,200	5,036
Calgary	281	385	1,814,320	4,713
Edmonton	293	425	1,994,800	4,694
Fort William	116	116	538,320	4,641
Kingston	36	121	631,130	5,216
Kitchener	59	172	866,980	5,041
Regina	113	212	1,059,060	4,996
St. Catharines	41	142	703,900	4,957
Saskatoon	81	130	633,540	4,873
Sherbrooke	3	3	11,340	3,780
Sudbury	3	3	16,300	5,433
Three Rivers	1	57	337,050	5,913
Sub-total	1,039	1,827	8,913,940	4,879
All Other Areas	1,327	2,444	11,789,330	4,824
Canada	7,313	11,763	55,585,540	4,725

(1) Loans approved and reinstated in Quebec numbered 79 for 98 units totalling $417,680, while loans cancelled numbered 83 for 83 units, totalling $333,100. The difference—minus 4 loans—has been carried into the totals.

(2) Includes a few dwelling units situated in parts of municipalities which cut across metropolitan boundaries but lie outside these areas.

TABLE 5.—DWELLING UNITS FINANCED ON A PER 1,000 POPULATION BASIS, BY MAJOR CITIES, 1946

	Population 1941	Number of Units 1946	Units per 1,000 Population	Rank of City
Halifax	91,829	56	.61	21
Hamilton	176,110	703	3.99	8
London	86,740	538	6.20	1
Montreal	1,139,921	1,686	1.48	17
Ottawa	215,022	301	1.40	18
Quebec	200,814	15	.07	24
St. John	65,784	121	1.84	15
Toronto	900,491	1,048	1.16	20
Vancouver	351,491	1,555	4.42	5
Victoria	75,218	276	3.67	10
Windsor	121,112	193	1.59	16
Winnipeg	290,540	1,000	3.44	12
Sub-total	3,715,072	7,492(1)	2.02	—
Brantford	31,948	61	1.91	14
Calgary	88,904	385	4.33	6
Edmonton	93,817	425	4.53	4
Fort William	30,585	116	3.79	9
Kingston	30,126	121	4.02	7
Kitchener	35,657	172	4.82	2
Regina	58,245	212	3.64	11
St. Catharines	30,275	142	4.69	3
Saskatoon	43,027	130	3.02	13
Sherbrooke	35,965	3	.08	23
Sudbury	32,203	3	.09	22
Three Rivers	42,007	57	1.36	19
Sub-total	552,759	1,827	3.31	—
Other Areas	7,221,882	2,444	.34	—
Canada	11,489,713(2)	11,763	1.02	—

(1) Includes a few dwelling units situated in parts of municipalities which cut across metropolitan boundaries but lie outside these areas.
(2) Excludes the Yukon and the Northwest Territories.

TABLE 6.—NET LOANS APPROVED, BY TYPE OF PROJECT, 1946

Type of Project	Number of Loans	Number of Units	Amount $	Average Loan Per Unit $
N.H.A. 1944, Part I				
Housing for Home Owners				
Owner Occupancy	2,517	2,517	11,217,060	4,457
For Sale	2,169	2,169	10,313,160	4,755
Integrated housing	2,241	2,241	10,287,340	4,591
Sub-total	6,927	6,927	31,817,560	4,593
N.H.A. 1944, Part II				
Housing for Rental Purposes				
For rent	105	884	3,816,940	4,318
For sale	42	107	402,600	3,763
Integrated housing	205	410	1,525,200	3,720
Housing Enterprises Ltd.	32	3,299	17,397,410	5,274
Other limited dividend corporations	2	136	625,830	4,602
Sub-total	386	4,836	23,767,980	4,915
Total	7,313	11,763	55,585,540	4,725

TABLE 7.—NET LOANS APPROVED, BY TYPE OF HOUSE, 1946

Type of House	Number of Units	Amount $	Average Loan Per Unit $
Single family 1-storey	5,425	24,542,240	4,524
Single family 1½-storeys	2,572	13,113,090	5,098
Single family 2-storeys	827	4,454,140	5,386
Sub-total	8,824	42,109,470	4,772
Semi-detached	350	1,800,650	5,145
Duplex	152	585,160	3,850
Triplex	6	19,700	3,283
Double duplex	252	957,000	3,798
Row house	371	1,678,380	4,524
Apartment building	1,808	8,252,780	4,565
Sub-total	2,939	13,476,070(1)	4,585
Total	11,763	55,585,540(1)	4,725

(1) Included in the totals are parts of loans, amounting to $182,400, approved for the construction of such buildings as a store, school and fire hall.

TABLE 8.—DISTRIBUTION ON A UNIT BASIS OF NET LOANS APPROVED, 1946

Size of Loan	For Home Owners N.H.A. 1944—Part I Number	For Rental Purposes N.H.A. 1944—Part II Number	Total Number
Less than $3,000	31	38	69
$3,000—$3,499	177	163	340
$3,500—$3,999	970	634	1,604
$4,000—$4,499	1,776	338	2,114
$4,500—$4,999	1,765	1,117	2,882
$5,000—$5,499	1,264	1,707	2,971
$5,500—$5,999	767	827	1,594
$6,000—$6,499	177	11	188
$6,500 and over	—	1	1
Total	6,927	4,836	11,763

TABLE 9.—NET LOANS APPROVED FOR SALE AND ACTUAL SALES, 1946

Type of Project	Net Loans Approved			Actual Sales			Unsold as at December 31, 1946		
	Number of Loans	Number of Units	Amount of Loans $	Number of Loans	Number of Units	Amount of Loans $	Number of Loans	Number of Units	Amount of Loans $
For Home Ownership									
Integrated Housing	2,241	2,241	10,287,340	859	859	3,660,760	1,382	1,382	6,626,580
Other Builders' Sales	2,169	2,169	10,313,160	1,307	1,307	5,669,720	862	862	4,643,440
Sub-total	4,410	4,410	20,600,500	2,166	2,166	9,330,480	2,244	2,244	11,270,020
For Rental Purposes									
Integrated Housing	205	410	1,525,200	11	22	86,000	194	388	1,439,200
Other Builders' Sales	42	107	402,600	31	62	222,800	11	45	179,800
Sub-total	247	517	1,927,800	42	84	308,800	205	433	1,619,000
Total	4,657	4,927	22,528,300	2,208	2,250	9,639,280	2,449	2,677	12,889,020

TABLE 10.—BUILDERS' SALES, BY PROVINCES, 1946

Province	Sales to Veterans			Sales to Non-Veterans			Total Sales		
	Number of Loans	Number of Units	Amount of Loans $	Number of Loans	Number of Units	Amount of Loans $	Number of Loans	Number of Units	Amount of Loans $
Prince Edward Island									
Nova Scotia	1	1	5,000	2	2	9,000	3	3	14,000
New Brunswick	5	5	24,640	9	9	42,220	14	14	66,860
Quebec	144	178	791,060	104	110	539,060	248	288	1,330,120
Ontario	952	952	3,986,240	288	288	1,235,680	1,240	1,240	5,221,920
Manitoba	249	249	1,134,140	65	67	285,380	314	316	1,419,520
Saskatchewan	52	52	227,680	12	12	54,500	64	64	282,180
Alberta	95	95	389,640	64	64	272,300	159	159	661,940
British Columbia	117	117	446,340	49	49	196,400	166	166	642,740
Canada	1,615	1,649	7,004,740	593	601	2,634,540	2,208	2,250	9,639,280

TABLE 11.—BUILDERS' SALES, BY MAJOR CITIES, 1946

Cities	Sales to Veterans			Sales to Non-Veterans			Total Sales		
	Number of Sales	Number of Units	Amount of Loans $	Number of Sales	Number of Units	Amount of Loans $	Number of Sales	Number of Units	Amount of Loans $
Metropolitan Areas									
Halifax									
Hamilton	266	266	1,052,520	61	61	251,620	327	327	1,304,140
London	95	95	377,760	26	26	104,420	121	121	482,180
Montreal	136	170	768,880	81	87	448,380	217	257	1,217,260
Ottawa	41	41	195,920	14	14	64,580	55	55	260,500
Quebec	5	5	19,480	13	13	54,220	18	18	73,700
Saint John									
Toronto	332	332	1,455,320	118	118	520,380	450	450	1,975,700
Vancouver	109	109	412,040	35	35	147,560	144	144	559,600
Victoria	1	1	3,300	4(1)	4(1)	11,120(1)	5	5	14,420
Windsor	8	8	35,740	—	—	—	5	5	25,080
Winnipeg	220	220	1,011,860	61	63	267,080	281	283	1,278,940
Sub-total	1,213	1,247	5,332,820	410	418	1,858,700	1,623	1,665	7,191,520
Other Major Cities									
Brantford	—	—	—	1	1	4,300	1	1	4,300
Calgary	58	58	227,920	24	24	101,800	82	82	329,720
Edmonton	36	36	157,280	40	40	170,500	76	76	327,780
Fort William	28	28	123,040	9	9	36,520	37	37	159,560
Kingston	3	3	13,600	4	4	19,920	7	7	33,520
Kitchener	22	22	83,260	13	13	61,820	35	35	145,080
Regina	6	6	30,760	5	5	23,960	11	11	54,720
St. Catharines	5	5	21,740	1	1	2,500	6	6	24,240
Saskatoon	44	44	188,920	6	6	26,540	50	50	215,460
Sherbrooke									
Sudbury									
Three Rivers									
Sub-total	202	202	846,520	103	103	447,860	305	305	1,294,380
All Other Areas	200	200	825,400	80	80	327,980	280	280	1,153,380
Total	1,615	1,649	7,004,740	593	601	2,634,540	2,208	2,250	9,639,280

(1) Sales approved to non-veterans in Windsor amounted to 2 with loans totalling $9,340, while cancellations of similar sales previously approved amounted to 5 with loans totalling $20,000. The differences—minus 3 sales for loans totalling $10,660—have been carried into the totals.

TABLE 12.—DISTRIBUTION ON A UNIT BASIS OF BUILDERS' SALES, 1946

Size of Loan	Sales to Veterans Number	Sales to Non-Veterans Number	Total Sales Number
Under $3,000	35	25	60
$3,000—$3,499	97	22	119
$3,500—$3,999	403	114	517
$4,000—$4,499	551	153	704
$4,500—$4,999	357	102	459
$5,000—$5,499	135	105	240
$5,500—$5,999	52	58	110
$6,000—$6,499	8	20	28
$6,500—$6,999	1	—	1
$7,000 and over	10	2	12
Total	1,649	601	2,250

TABLE 13.—NET HOME EXTENSION LOANS GUARANTEED, BY PROVINCES, 1946

Province	Number of Loans	Number of Units	Amount $	Average Loan Per Unit $
Prince Edward Island	—	—	—	—
Nova Scotia	—	—	—	—
New Brunswick	1	2	2,000	1,000
Quebec	3	8	13,000	1,625
Ontario	20	42	60,015	1,429
Manitoba	1	1	1,300	1,300
Saskatchewan	—	—	—	—
Alberta	—	—	—	—
British Columbia	—	—	—	—
Canada	25	53	76,315	1,440

TABLE 14.—NET LOANS APPROVED UNDER THE DOMINION HOUSING ACT, 1935, THE NATIONAL HOUSING ACT, 1938, AND THE NATIONAL HOUSING ACT, 1944

October 1, 1935—December 31, 1946 (1)

Period and Housing Act	Number of Loans	Number of Units	Amount $
Dominion Housing Act, 1935:			
1935 (Oct. 1—Dec. 31)	73	97	514,210
1936	550	788	3,777,907
1937	1,311	1,817	7,524,002
1938 (Jan. 1—July 31)	1,149	2,197	7,803,323
Sub-total	3,083	4,899	19,619,442
National Housing Act, 1938:			
1938 (Aug. 1—Dec. 31)	1,198	1,697	6,036,676
1939	4,315	5,973	19,142,107
1940	4,897	5,621	16,720,471
1941	4,370	4,323	13,507,612
1942	1,138	1,093	3,170,398
1943	1,721	1,721	5,454,333
1944	1,393	1,393	4,854,947
1945 (Jan. 1—Jan. 31) (2)	−407	−407	−1,367,801
Sub-total	18,625	21,414	67,518,743
National Housing Act, 1944:			
1945 (Feb. 1—Dec. 31)	4,838	5,387	22,511,065
1946	7,313	11,763	55,585,540
Sub-total	12,151	17,150	78,096,605
Total	33,859	43,463	165,234,790

(1) Annual figures represent the total number of approvals plus reinstatements and increases minus cancellations, decreases and withdrawals.
(2) In 1945 cancellations exceeded approvals under the National Housing Act, 1938.

TABLE 15.—GROSS LOANS APPROVED UNDER THE NATIONAL HOUSING ACT, 1944

February 1, 1945—December 31, 1946

Period	Number of Loans	Number of Units	Amount $
1945—February	572	572	2,368,000
March	314	314	1,303,305
April	507	524	2,256,880
May	474	528	2,277,600
June	571	757	3,083,300
July	578	599	2,594,620
August	468	551	2,305,960
September	312	361	1,486,500
October	481	554	2,260,200
November	623	669	2,734,580
December	242	266	1,160,880
Sub-total	5,142	5,695	23,831,825
1946—January	269	313	1,340,280
February	317	468	2,089,410
March	297	321	1,402,380
April	949	1,375	6,147,770
May	1,168	1,958	9,474,530
June	1,094	1,857	8,915,080
July	869	1,842	9,266,040
August	738	1,086	5,248,180
September	802	1,273	5,728,600
October	618	826	3,852,320
November	719	1,033	4,850,810
December	587	647	2,911,140
Sub-total	8,427	12,999	61,226,540
Total	13,569	18,694	85,058,365

TABLE 16.—APPROVED AND ACTUAL EXPENDITURES ON HOUSING RESEARCH AND COMMUNITY PLANNING, 1946

Type of Expenditure	Approved Expenditures $	Actual Expenditures $
Central Mortgage and Housing Corporation		
Economic and Related Research	67,181.69	45,656.24
Technical Research		
Architectural Investigations	32,000.00	2,996.25
Community Planning	28,332.26	17,304.76
Educational Work	15,922.72	2,922.72
Sub-total	143,436.67	68,879.97
Grants to Other Government Departments and Institutions		
Economic and Related Research	51,368.25	39,137.98
Technical Research	30,000.00	
Architectural Investigations		
Community Planning	261,663.78	52,357.15
Educational Work		
Sub-total	343,032.03	91,495.13
Central Mortgage and Housing Corporation and Grants to Other Government Departments		
Economic and Related Research	118,549.94	84,794.22
Technical Research	30,000.00	
Architectural Investigations	32,000.00	2,996.25
Community Planning	289,996.04	69,661.91
Educational Work	15,922.72	2,922.72
Total	486,468.70	160,375.10

APPENDIX

HOME IMPROVEMENT LOANS GUARANTEE ACT, 1937

No loans were made under the Act during 1946. The Dominion Government's undertaking to provide guarantees was terminated on October 30th, 1940, after the $50,000,000 limit established under Section 5 had been substantially reached.

NATIONAL HOUSING ACT, 1938

With the proclamation of the National Housing Act, 1944, on January 18th, 1945, the National Housing Act, 1938, became inoperative except for the fulfilment of commitments made prior to the aforementioned date.

During 1946 advances totalling $85,574.72 were disbursed for loans previously approved under the provisions of Part I of the 1938 Act. There were no advances made under the provisions of Part II of the Act. Under the provisions of Part III of the Act, tax payments totalling $171.03 were made during the calendar year 1946.

CENTRAL MORTGAGE AND HOUSING CORPORATION

ANNUAL REPORT

TO THE

MINISTER OF RECONSTRUCTION AND SUPPLY

FOR THE YEAR 1947

BOARD *of* DIRECTORS

D. B. MANSUR, C.B.E., *President*

MAJOR-GENERAL HUGH A. YOUNG, C.B., C.B.E., D.S.O., *Vice-President*

W. C. CLARK, C.M.G., Ottawa, *Member of the Executive Committee*

CHARLES GAVSIE, C.B.E., Ottawa

NOEL D. LAMBERT, C.B.E., Vancouver

W. A. MACKINTOSH, C.M.G., Kingston, *Member of the Executive Committee*

MRS. MONICA McQUEEN, Winnipeg

J. J. PERRAULT, Montreal

GEORGE A. SMITH, M.B.E., M.M., Halifax

G. F. TOWERS, C.M.G., Ottawa

February 24th, 1948.

Right Honourable C. D. Howe, P.C.,
Minister of Reconstruction and Supply,
Ottawa, Ontario.

Dear Sir:

On behalf of the Board of Directors of Central Mortgage and Housing Corporation, and in accordance with the provisions of the Central Mortgage and Housing Corporation and the National Housing Acts, I submit a report on the administration of the affairs of the Corporation during the calendar year 1947.

ASSETS

The main assets of the Corporation are mortgage loans made under the terms of the National Housing Acts. At the end of the year investment in mortgage loans amounted to $42,741,619.41. Payments for the acquisition of properties owned by Housing Enterprises of Canada Ltd. bring the total investments under the National Housing Acts to $46,485,150.58. The investment of the Corporation in new loans made in 1947 amounted to $26,476,118.34, and repayments of principal amounted to $2,594,431.19. During the year the Corporation disposed of its holdings of Dominion of Canada bonds and invested the proceeds in its lending operations.

LIABILITIES

The Accounts Payable at the end of the year represent normal current operating accounts due in January, 1948, as well as sundry security deposits held on behalf of Wartime Housing Limited. Liabilities to employees under the Corporation Retirement Fund increased during the year from $10,026.42 to $71,897.13. During 1947 advances amounting to $20,000,000.00 were secured under the authority of Section 23 of the Central Mortgage and Housing Corporation Act to finance the loaning operations of the Corporation under The National Housing Act, 1944.

PROFIT AND LOSS

The excess of revenue over expenditure for the year amounted to $228,803.92 after provision for depreciation on equipment owned by the Corporation. In accordance with the Central Mortgage and Housing Corporation Act the net profit for 1947 has been added to the Reserve Fund which now amounts to $374,745.77.

ORGANIZATION

Substantial organizational expansion took place during the year. On January 1st, 1947, the Corporation assumed supervision of the construction activities of Wartime Housing Limited. It also took over the administration of all completed Wartime Housing units. As a result, 25,437 completed housing units and 4,660 units under construction were brought under Corporation management. In September, 1947, the Corporation assumed management of Housing Enterprises of Canada, Ltd., and its forty-one wholly owned operating companies. This brought under Corporation management at that time 1,925 completed units, and 1,388 units under construction.

During the year there has been an integration of the several activities of the Corporation. There is now a single organization administering most of the housing activities of the Dominion. For the most part, organizational requirements have been met. In addition to administrative functions, the Corporation has been divided into three main Divisions, Construction, Loans, and Real Estate. Field operations are supervised by five Regional and eleven Branch Offices. Property Management and rental collections involve thirteen District Rental Offices, seventy-seven Rental Sub-Offices, and forty-three bank collection points.

STAFF

As at December 31st, 1947, the staff of the Corporation numbered 1,172. For Property Maintenance and Staff House operation the Corporation also employed 551 part-time and temporary workers.

As at December 31st, 1946, the staff of the Corporation numbered 308. During the year this number was increased by 1,371 employees from Wartime Housing Limited, and 206 employees from Housing Enterprises of Canada, Ltd., making an over-all total of 1,885, including part-time and temporary workers. The amalgamation of offices and elimination of duplicate efforts made it possible to reduce the total staff to 1,725. It is to be noted that this reduction accompanied a steadily increasing number of housing units being managed, and increased loaning under The National Housing Act, 1944.

The Board wishes to record its grateful thanks for the loyalty, industry and efficiency of the employees of the Corporation.

NATIONAL HOUSING ACTS

In 1947 the Canadian Government completed its twelfth year of lending operations for housing purposes. These operations commenced with The Dominion Housing Act, 1935, were followed by The National Housing Act, 1938, and by The National Housing Act, 1944, under which current operations are authorized. During the twelve-year period 42,772 loans approved under all Housing Acts have amounted to $218.8 million, providing for 54,459 family units (see Table 8).

The number of loans under the National Housing Act for home owners approved in 1947 was greater than in any previous year. A distribution of loans by Provinces and major cities shows considerable variation (see Tables 1 and 2). There was a marked increase in the construction of one and a half storey dwellings. A substantial proportion of these were designed so that the second floor could be finished at a later date. Table No. 4 shows the distribution of loans approved during 1947 by type of house. The majority of loans approved were in the range of $4,000 to $5,499. The average per dwelling unit was $4,869. Table No. 5 shows 1947 loan approvals classified by amounts. During the year a record was kept of the actual progress of residential construction. The distribution of "starts and completions" by Provinces and major cities of houses constructed under the National Housing Act is shown in Tables 1 and 2.

During 1947 amendments were made to The National Housing Act, 1944, which broadened the scope of operation.

1947 Changes to The National Housing Act and Regulations

To assist home ownership for those with moderate and lower incomes, as well as to reduce the equity requirements, an amendment provided for loans repayable over a period of thirty years, with the amount of loan based upon a maximum of 95% of the first $3,000, 85% of the second $3,000, and 70% of the remainder of the lending value. This increased ratio of loan to lending value is applicable only where the purchase price to be paid by the prospective home owner is predetermined and agreed upon by the Corporation. It is applicable to housing under the Integrated Housing Plan. If the sale price is not controlled, loans generally continue on the basis of a twenty-five year amortization period with the loan ratio based upon 95% of the first $2,000, 85% of the next $2,000, and 70% of the remainder of the lending value.

By Order in Council P.C. 4089, dated October 10th, 1947, the maximum loan for a single family dwelling was increased from $7,000 to $8,500. The existing $5,000 limit for units designed to have not more than four standard rooms was retained.

An amendment was introduced to provide that the owner-occupant of a duplex would qualify for the higher level of loan provided under the home owner section of the Act. In the past loans on owner-occupied duplexes were limited to 80% of the lending value. As in the case of single houses, a higher ratio loan is available for duplexes built under the Integrated Housing Plan.

To encourage the construction of rental housing, Order in Council P.C. 1095 dated March 25th, 1947, provided depreciation for a period of ten years at double the rates normally allowed for income tax purposes. This incentive is applicable to rental housing projects built

between March 31st, 1947, and December 31st, 1949, provided that the type of rental housing has been approved by the Corporation. The normal rate of depreciation on rental property varies from 2% to 5% depending upon the type of structure, and in the case of equipment the rate varies from 5% to 10%. The basic requirements for rental projects to qualify for accelerated depreciation are:—(1) The project must have four or more rental units. (2) The rental level shall not exceed $70 per month on the basis of a fully serviced standard four room unit, provided that the rents for units varying from this standard shall be adjusted accordingly. (3) There shall be veterans' preference for the occupancy of completed units. (4) The project must average at least 1.75 bedrooms per unit.

Section 14 of the National Housing Act, providing for loans to assist in the construction of rural housing, was proclaimed by Order in Council P.C. 2474, dated June 24th, 1947. If there is no existing mortgage or encumbrance upon the farm, the amount of loan is limited to the least of (a) $5,000, (b) the cost of building the house, or (c) two-thirds of the appraised value of the farm. If there is a mortgage or other encumbrance upon the farm, the amount of the loan is limited to the least of (a) $8,000, (b) the sum of the cost of building the house and the amount necessary to pay off all encumbrances on the farm, or (c) two-thirds of the appraised value of the farm.

An amendment was introduced creating Section 11B of the National Housing Act which authorizes approved lending institutions to acquire, improve and sell land for residential purposes.

The Act was further amended authorizing the Corporation to make direct loans for home ownership, rental purposes, or rural housing where, in the opinion of the Corporation, joint loans are not being made available.

Joint Loans

The National Housing Act provides that Central Mortgage and Housing Corporation may enter into contracts with approved lending institutions to make joint loans. The lending institution advances 75% of the loan and the Corporation advances the remaining 25%. Provision is also made for certain guarantees to the lending institutions against loss resulting from these joint loans.

At the end of the year there were 67 loans three months' or more in arrears, being 0.28% of loans outstanding. Net losses paid to date under the Housing Acts have been $2,147.

The contingent liability to the lending institutions on account of joint loans made under The National Housing Act, 1938, amounted to $4.6 million and under The National Housing Act, 1944, to $3.4 million as at December 31st, 1947.

During the year 1947 the Corporation made commitments for joint loans involving 10,681 dwelling units. This compares with joint loan commitments for 8,377 dwelling units in 1946, and 5,387 dwelling units in 1945.

The Integrated Housing Plan was further developed during 1947, and continues to be an important factor in providing homes for veterans at moderate prices. An agreement is entered into between the Corporation and the builder under which the builder agrees to build houses at a controlled sale price for veterans' preference, and the Corporation gives priority assistance as well as an undertaking to purchase the house failing the sale to a home owner. During the year Integrated agreements were entered into with three hundred builders for 5,267 dwelling units, compared with Integrated agreements involving 2,651 dwelling units during 1946. Of these 6,953 were under construction or completed at the end of 1947 (see Table 3). The average price paid by the veteran for an Integrated house has been approximately 18% less than non-Integrated sale prices.

Joint loan operations fall into two main categories, joint loans for home ownership and joint loans for rental units. The following is a summary of the operations under these two main categories:—

(a) Net Joint Loan Approvals for Home-Ownership (see Table 3).

(1) To Home Owners. During 1946 and 1947 loans numbered 2,517 and 1,584 amounting to $11.2 million and $7.9 million, the average loan per unit being $4,457 and $5,003, respectively.

(2) Under Integrated Housing Plan. Dwelling units under this Plan in 1946 and 1947 numbered 2,651 and 5,267, amounting to $11.8 million and $25.9 million, the average loan per dwelling unit being $4,456 and $4,927, respectively.

(3) To Builders Without Predetermined End Sales Price. During 1946 and 1947 loans numbered 2,169 and 2,280, amounting to $10.3 million and $11.7 million, the average loan per unit being $4,755 and $5,146, respectively.

(4) To Co-operatives. No formal applications.

NOTE: 617 dwelling units for rent are included in the foregoing figures.

(b) Net Joint Loan Approvals Covering Rental Units (see Table 3 (b).

(1) Loans to Owners of Rental Property. During 1946 and 1947 dwelling units numbered 906 and 1,406, amounting to $3.9 million and $5.9 million, the average loan per dwelling unit being $4,292 and $4,174, respectively.

(2) Loans to Builders for Sale. In 1946 and 1947, dwelling units numbered 107 and 144, amounting to $0.4 million and $0.6 million, the average loan per dwelling unit being $3,763 and $4,442, respectively.

Direct Loans (Section 31A).

To ensure that lending facilities of The National Housing Act, 1944, will be available throughout Canada to the fullest extent, a new section (31A) came into effect on June 27th, 1947. The Corporation is enabled to make direct loans if, in its opinion, joint loans are not available. The terms and conditions of direct loans are similar to those of loans made on a joint basis. During 1947 seventy-two such loans were approved for a total of $320,000 on the security of seventy-two dwelling units (see Table 3(c)).

Loans to Limited Dividend Companies.

Section 9 of the Act provides for loans to limited dividend companies for the construction of low rental housing. During the year one new project was approved, in the amount of $261,990, for the construction of fifty units, and one project approved in 1946 was increased by $137,520 for an additional 25 units (see Table 3(b)). The very high level of building costs has been the deterrent in the development of low rental housing. This has also been the experience in other countries. During 1946 a substantial number of loans under this section were made to the subsidiaries of Housing Enterprises of Canada Ltd. which, as mentioned elsewhere in this report, suspended operations in 1947.

Loans to Borrowers engaged in Mining, Lumbering, Logging or Fishing.

During 1947 six loans were approved under this section, totalling $390,600, and involving the construction of 105 units (see Table 3(b)). Three of the loans were made in British Columbia, two in the Province of Quebec, and one in New Brunswick. Three of the loans were made to companies engaged in lumbering and logging, and three loans were made to gold mining companies.

Guarantees to Life Insurance Companies for approved Rental Projects.

For the same reasons that retarded progress in low rental housing by limited dividend companies, the life insurance companies did not proceed with the construction of rental housing units under this section of the Act. Provision is made to authorize guarantees to life insurance companies investing their capital in rental housing projects, of a minimum return of 2½% upon their investment. During the year no applications for the construction of projects were received.

Land Assembly.

Reference has already been made to the 1947 amendment to The National Housing Act, 1944, whereby lending institutions are authorized to acquire, develop and sell land for housing construction. Under this section the Corporation guarantees to the lending institution the amount of its investment and a return of 2% per annum. By the end

of the year four land assembly projects were approved, with agreements executed and development work commenced. One of these projects is in the Province of Quebec, two in Ontario and one in Manitoba. There are 210.6 acres involved in the four projects and it is expected that 894 serviced lots will be developed (see Table 6). There are other land assembly projects under review at the present time. Those that have been undertaken provide a demonstration of how much can be accomplished towards improved community planning by this type of development. As the pattern becomes more familiar and the lending institutions gain more experience, it is hoped that a larger volume of land assembly will result. There are presently a number of projects in various stages of negotiation, and every effort will be directed towards more land assembly. It has been noted that the final sale price of approved lots provided by land assembly is generally below that of other lots which are similar in size and location.

Grants in Aid for Slum Clearance Projects.

There is still a need for continuous occupancy of all available living accommodation. For this reason, no active steps were taken to encourage slum clearance projects in 1947.

Rural Housing.

Section 14, which provides for farm loans to assist in the construction of farm houses, was proclaimed in June, 1947. Following proclamation, a procedure was established for receiving and processing farm loan applications. Applications will now be considered from all sections of the country with the exception of Saskatchewan and from predominantly grain-growing farms in Manitoba and Alberta. Reservations are made for two reasons. Until the validity of the Saskatchewan Farm Security Act and its application to National Housing Act farm loans have been determined, no such farm loans will be made in that Province. Until satisfactory arrangements can be concluded with each of the Governments of the Prairie Provinces to permit the use of a flexible payment plan for repayment of loans by farmers operating farms primarily grain-growing in character, the Corporation is not willing to approve applications from this type of farm. Prior to the proclamation of Section 14, negotiations were conducted with some of the lending institutions in an effort to reach a mutually satisfactory basis for joint farm loans. These particular lending institutions had expressed possible interest in operating under this section of the Act. However, notification has been received that the companies are not prepared to enter into an agreement containing certain provisions which the Corporation deems necessary. For the present at least, all farm loans under The National Housing Act, 1944, will be direct loans by the Corporation. No applications for farm loans were received in 1947.

Section 15 of the Act authorizes the Corporation to enter into contracts with manufacturers of plumbing or heating equipment, and other component parts of houses, for the experimental production of such equipment, in accordance with designs which may be produced at low cost. The section further authorizes the Corporation to enter into contracts with manufacturers to guarantee the sale at agreed prices of plumbing and heating equipment or other component parts of houses, for installation in rural homes. Owing to the continued scarcity during 1947 of building materials, particularly plumbing and heating equipment, no steps were taken during the year to encourage specific projects under this section. When these types of materials are in more plentiful supply, it is expected that this section will prove helpful in promoting a program of farm home modernization.

Housing Enterprises of Canada Ltd.

Early in 1947, it became apparent that Housing Enterprises of Canada Ltd. could not produce a desirable type of housing at the cost levels originally contemplated. It was decided to approve no new projects in 1947 and that the activities of the company would be limited to the completion of projects already under construction. In August, 1947, representatives of the life insurance companies which owned Housing Enterprises of Canada Ltd. and its subsidiary companies approached the Government and requested that the Corporation take control of the companies. The Government considered it advisable to accede to this request and for the Corporation to assume control of the companies. On September 4th, 1947, all outstanding capital stock was transferred to the Corporation for $750.00. The Corporation advanced the sum of $3,742,781.17 to retire the outstanding debentures of the parent company, which debentures were guaranteed by the Corporation. Mortgage construction advances were continued and as at December 31st, 1947, totalled $18,642,160.67. Winding up procedures have been instituted and the charters of the parent company and its subsidiaries will be surrendered. Title to the 32 rental housing projects will be transferred into the name of the Corporation and the mortgage advances will be liquidated. Of the 3,313 rental units, 2,847 had been completed and rented by December 31st, 1947. It is anticipated all units will be ready for occupancy early in 1948.

Home Improvement Loans and Home Extension Loans.

Loan guarantees for home improvement and home extension are provided under Part IV of The National Housing Act, 1944. The section on home extension loans was proclaimed on April 1st., 1946. During 1947, twelve loans in amount of $33,275 were approved for the creation of seventeen new units. Total loans approved under this section to December 31st, 1947, number 37 for 65 units, with loans amounting to $109,590 (see Table 7).

The proclamation of the section dealing with home improvement loans has been deferred to a later date. In 1947 it was considered undesirable to encourage for home improvement purposes the use of scarce building materials required for new housing units.

Housing Research and Community Planning.

Part V of The National Housing Act, 1944, makes provision for housing research. It covers the fields of economic, statistical, sociological and related research, technical research, and architectural investigation. Studies and enquiries in the field of community planning and related educational work round out the task of acquiring and disseminating new knowledge for the improvement of living conditions of the Canadian people.

1.—Economic and Related Research.

This type of research involves the assembly and interpretation of factual information. The Corporation is actively engaged in remedying the deficiency which has existed in this field, partly by its own efforts, and also in conjunction with Government departments and other organizations. There are joint surveys with the Dominion Bureau of Statistics of the number of housing units actually constructed in Canada, houses under construction at given dates, and other housing conditions. The Corporation is examining construction costs, residential construction trends, supply of building materials, and availability of construction labour. Under Section 27 of the Central Mortgage and Housing Corporation Act, the Corporation is conducting surveys into the volume and conditions of mortgage lending. Pertinent facts on Canadian housing are being published regularly in a quarterly publication entitled "Housing in Canada". To supplement investigations in the domestic field, surveys of foreign experience on economic aspects of housing have been undertaken and the results are published in a quarterly review entitled "Housing Progress Abroad". Financial assistance has also been provided to Universities to examine local housing conditions. Expenditures for economic and related research for 1947 amounted to $125,978.

2.—Technical Research.

Technical Research includes the investigation of measures designed to increase efficiency and economy of building methods. By arrangement with the National Research Council, the Council's newly formed Division of Building Research has undertaken the major portion of actual technical and laboratory research work required to establish the suitability of building methods or material for use in Canada. The Corporation is concerned with the practical application of results of such research work. No expenditures for this purpose were incurred by the Corporation during the year.

3.—Architectural Investigations.

Urban Housing: The Corporation continued its activities during the year by arranging for new plans and designs for moderate and low-cost house construction. Negotiations were undertaken with the Royal Architectural Institute of Canada to organize a Planning Centre to prepare designs. Individual architects were also commissioned to prepare plans. A number of designs have been completed and the working drawings will be made available at nominal cost.

Farm Housing: Discussions were held with all provinces regarding the organization of farm housing research projects in 1947. As a result, a Prairie Rural Housing Committee was established with representatives from the three Prairie Provincial Governments, the Dominion Department of Agriculture and the Corporation. Specific research projects have been organized. A similar committee was formed in British Columbia and is known as the British Columbia Rural Housing Committee. Grants for assisting the work of the Committees were approved, subject to the provincial governments concerned paying 45% of the cost and the Corporation advancing the remaining 55%.

An invitation was extended to all provincial governments to join with the Corporation in sponsoring a Better Farm House Contest. A grant of $400 in prize money was approved for each province on the understanding that the province would assume responsibility for supervising the contest. The contest was to take the form of a variety of questions concerning the design, plan and equipment for a farm house, the questions to be answered by locally organized groups of farm women. Eight of the provinces accepted the invitation for joint sponsorship.

Architectural investigations during 1947 involved the expenditure of $76,639.

4.—Community Planning.

To further knowledge of community planning, various studies were assisted financially in Universities and Government departments in 1947. Studies were undertaken to analyze existing legislation and the procedure for planning and implementation of plans by municipal and other authorities. Scholarships were offered for post graduate work dealing with the integration of economic, social and architectural aspects of planning. A project in aerial photography for experimental mapping was completed and will form a basis for the preparation of maps for the planning of smaller communities. Financial assistance was made available to the Community Planning Association of Canada, a private organization designed to foster public understanding of, and participation in community planning in Canada. Expenditures for community planning and related activities amounted to $122,383, including expenditures for a land use survey carried out in conjunction with the 1946 Prairie census.

5.—Educational Work.

During 1947 the Corporation continued to sponsor an understanding of housing and community planning problems through the provision of information and educational services. The Corporation's exhibit at the Canadian National Exhibition attracted an estimated 250,000 people. A film was produced on Canadian community planning. Another film recorded on-site prefabrication methods which were effectively used on a large project in Moncton. Distribution was made through the film libraries of the National Film Society, of which the Corporation is a sustaining member.

In the field of printed material, "67 Homes for Canadians," a new book of small house designs including winning designs of the Canadian Small House Competition of 1946, was published early in the year and placed on sale. Existing pamphlets and booklets were revised and new ones produced as required. Expenditures in this field amounted to $41,427.

During the year expenditures for housing research and community planning amounted to $366,427. Of this amount, $233,674 was spent directly by the Corporation and the remainder represented grants to other Government departments or institutions (see Table 9).

CONSTRUCTION

As from the first of the year under agreement with the Minister of Reconstruction and Supply, the Corporation assumed administration and control of all completed housing projects which at that time were being administered by Wartime Housing Limited. The Corporation undertook to manage and rent the properties as well as to offer them for sale and, in addition, assumed responsibility for the supervision of the corporate operations of Wartime Housing Limited. Thus, the two largest housing agencies of the government were consolidated under one authority, their policies co-ordinated and their functions integrated. Already, as a result of this consolidation, substantial economies have been effected in operating costs.

Wartime Housing Limited acts as the construction arm of the Corporation. It receives advances from the government, enters into contracts with contractors, signs agreements with municipalities, and makes payments for work completed. Since the inception of its program 31,192 housing units have been constructed (see Table 16). When units are ready for occupancy they are turned over to the Corporation for management and administration.

During 1947 Wartime Housing Limited completed and turned over to the Corporation for rent to veterans 5,421 housing units. During the year 6,724 units were started. At the end of the year, 5,354 units were under construction and will be completed early in the year 1948. This carry-over exceeds the 1946 carry-over of 4,051

units chiefly because of the very late spring encountered in 1947. In addition to the 5,354 units under construction at the end of 1947 there were 1,132 units for which agreements had been entered into with municipalities but construction not yet started. Detailed statistics concerning the operations of Wartime Housing Limited units as well as the administration of completed units are appended to this report (see Tables 10 and 11).

The 1947 rental program was terminated on July 1st, 1947, in accordance with two months' notice previously given. On October 10th, 1947, the Minister of Reconstruction and Supply announced a new 1948 rental program for which he set an objective of 12,000 units. At the time the announcement was made details of the new 1948 rental program were sent to municipalities throughout Canada. The new program differs from the 1947 program in that larger payments in lieu of taxes are available to the municipalities and the type of house to be built will conform more closely to urban development in Canada.

The new agreement provides that the municipality will supply land and services up to the value of $600 per unit and that the Corporation will finance the cost of construction. If the value of land and services exceeds $600 the Corporation will finance such excess and capitalize it into the cost of construction. The payment in lieu of taxes will be $70.00, $75.00 and $80.00 per year for four, five and six room houses. Monthly rentals will be of the range of $27.00 to $37.50 per house. The agreement provides that the capital investment of the Dominion shall be written down by an amount equal to the municipal participation and the net amount further written down at the rate of 2½% per annum. In the event of the sale of the unit the municipality and the Dominion share equally in the amount by which the sale price exceeds the written down capital value.

Municipalities have shown interest in the 1948 program and by the end of the year negotiations were under way in respect of more than 8,000 units. Final completion of negotiations is meeting with some difficulty because of the shortage of serviced land and because high costs are making it difficult to effect rentals in the range of $27.00 to $37.50 per house.

REAL ESTATE ADMINISTRATION

Assumption by the Corporation of the management of the units of Wartime Housing Limited and Housing Enterprises made necessary the consolidation of property administration under a single Real Estate Division.

Property Management.

On December 31st, 1947, there were under administration 35,039 units of housing made up of 30,109 war workers' and veterans' houses,

2,079 units under the Home Conversion Plan and 2,851 units of Housing Enterprises.

Distribution by provinces was as follows:

Province	War Workers' and Veterans' Houses	Home Conversion Plan	Housing Enterprises	Total
Maritimes	3,427	—	106	3,533
Quebec	3,801	577	488	4,866
Ontario	14,185	460	1,412	16,057
Prairies	4,577	233	307	5,117
British Columbia	4,119	809	538	5,466
Total	30,109	2,079	2,851	35,039

Veterans of World War II were tenants of 22,506 of these housing units, and former munition workers were tenants of 10,613 units. There were 141 vacancies including 99 at Pictou, N.S., and 28 at Prince Rupert, B.C.

As vacancies occur all units are allocated to veteran applicants. Each applicant is given a priority rating based upon length of time in the armed services, length of time overseas, disability and number of children and dependents. Veterans with the highest number of points are given the preference, subject only to reasonable assurance of their ability to pay rent.

At the end of 1947 there were 48,353 applications on hand for rental units. In very few areas does the priority rating allow the allocation of a unit to a veteran applicant with less than two children.

Attached to this report is a detailed analysis of the administrative expenses of Wartime Housing Limited projects (see Tables 14 and 15).

Fire Prevention.

The Corporation continued its activities of fire prevention. During 1947 total fire losses amounted to only $4,770. This excellent record is largely owing to the measure of co-operation received from tenants.

Sales.

As a result of many requests from tenants to purchase houses a sales program of rental units was entered into late in 1946. This program is subject to an agreement being reached with the municipalities concerned. The price of the units is such that after a minimum

down payment of 10% the monthly payments including principal, interest, taxes and insurance, approximate the current rental. It is not contemplated that tenants who are unable or unwilling to purchase will be deprived of a place to live. Their houses will be sold only if they can be offered comparable accommodation in exchange. During 1947 agreements had been reached with municipalities that 6,037 units should be available for sale. Individual sales numbered 1,505 units and in addition 418 units were sold en bloc (see Tables 12 and 13).

Munition workers' homes in the original instance were not built on permanent foundations nor were they equipped with permanent chimneys. If and when houses of this type are sold it is proposed to install permanent foundations and brick chimneys.

EMERGENCY SHELTER

In administering Emergency Shelter regulations, the Corporation has continued to assist municipalities and universities to provide Emergency Shelter for families. Generally assistance is provided by making surplus Crown-owned buildings available at a nominal rental and by making financial grants towards the initial conversion cost of shelter projects. By the end of 1947, 9,618 units were completed or were nearing completion. Of these, 3,751 were completed in 1947, and 548 were under construction at the end of the year. University projects for married veteran students account for 1,439 of the Emergency Shelter units which have been provided.

Buildings with original cost of over $9.5 million have been leased to municipalities and universities for shelter purposes. A point has now been reached where there are very few suitable buildings available, and it is likely that there will be a greatly reduced quantity of Emergency Shelter units created in 1948. Commitments for grants for Emergency Shelter now total $4,096,530 of which $2,044,368 was committed in 1947 (see Table 17).

HOME CONVERSION PLAN

As at January 1st, 1947, the Corporation was operating 258 properties converted under the Home Conversion Plan. No new units were created in 1947 because of the high cost of permanent conversions and the lack of large residences suitable for conversion. Under the arrangements whereby the owners of Home Conversion properties may purchase the leasehold interests of His Majesty on payment of the estimated anticipated net rental receipts of His Majesty, six properties were returned to the owners during 1947. This reduced the number of properties under administration as at December 31st, 1947, to 252, comprising 2,079 family units.

RECLAMATION OF MATERIALS

The Corporation continued, in co-operation with War Assets Corporation, the program of reclamation of building materials from surplus buildings. In addition to the 1946 program, a further sixteen demolition projects, involving 1,226 buildings, were undertaken in 1947. During the year large amounts of building materials were made available in priority housing. Included in these amounts were twenty-six million board feet of lumber, three million square feet of wall board, 150,000 pounds of nails, as well as important quantities of plumbing and electrical materials.

Approximately 10,000 priority housing units were assisted by the demolition program. In addition, residual building materials from reclamation projects were disposed of in the open market to relieve the general shortage of building materials.

Because of a greatly improved supply of building materials towards the end of the year, it was agreed with War Assets Corporation that the demolition program would terminate.

PRIORITIES

During 1947 a close liaison was maintained with the Priorities Officer of the Department of Reconstruction and Supply, both in respect to the granting of building material priorities and the supply of building materials. During the year priorities were expanded to include further kinds of building materials as well as more types of government-sponsored housing. The Corporation recommended priorities for 16,607 residential units including Wartime Housing Limited, Housing Enterprises, integrated housing, basic industries in remote areas, houses for veterans with a controlled sale price, integrated rental housing and married quarters for armed service personnel. In addition, priorities were granted to 10,345 individual veterans.

DOUBLE DEPRECIATION ON RENTAL HOUSING

Applications for double depreciation under the Income War Tax Act on rental housing projects were approved for 370 units involving total expenditure of $2.5 million, from June to December, 1947, (see Table 18).

GENERAL

In 1947 residential construction throughout Canada was greater than ever before. Preliminary estimates indicate at least 77,000 completions. During the year the Corporation kept a careful count of completions in 122 municipalities of over 5,000 in population. In these larger municipalities there were 44,827 starts, 44,453 completions, and incomplete construction or carry-over at the end of the

year of 28,963 units. In addition, there were some 5,000 or 6,000 conversions in the form of Emergency Shelter units, and houses converted into multiple units. In all, the completions in the larger urban centres were approximately 50,000 units. Residential construction was comparatively greater in the four western provinces than in eastern Canada. Based upon population, number of families, and other factors, residential construction in the larger urban centres of the four western provinces was 70% greater than in the rest of the country.

In 1947, for the first time since the outbreak of war, the volume of new residential house building exceeded net family formation; that is, the number of new families formed less the number of families dissolved with allowance for immigration. Net family formation numbered some 64,000, so about 13,000 of the housing units constructed in 1947 were available to reduce over-crowding.

During the year the weighted index of materials and labour for residential construction increased about 18%, reaching a level of 178 of the 1935-39 base. During recent years actual construction costs have been higher than indicated by the index because of low productivity as compared with the pre-war period. The main reasons for this difference have been shortages of material and a dilution in the skilled working force. Examination of this difference in 1946 indicated a variation ranging from 10% to 25%. In 1947 it was noticeable that the difference between construction costs and the index was somewhat less. A survey of comparable houses built for sale showed a lessening of the construction period from eleven months in 1946 to eight months in 1947. This compares with a completion period for small residential units of about five months in the pre-war period. The faster rate of construction is a result of the increased flow of materials and a betterment in productivity, and has offset in some measure the general increase in labour and material costs.

The very late spring of 1947 retarded starts in the first half of the year. On the other hand, starts in the last half of the year were higher than anticipated. The sharp increase in building costs which took place during the last three months of the year did not have the effect of reducing the expected number of starts.

During the year the Corporation did not increase the general level of lending values upon which loans are based. Minor adjustments were made as between areas, but an increase corresponding to the increase in construction costs was not made. It is felt that a proportion of present day costs should not be capitalized into long term debt. The higher costs have resulted in a higher down payment being required by the prospective home owner. This increase in equity requirement has borne heavily upon veterans, who, in many cases, have used war gratuities and rehabilitation credits for other purposes. Although the Corporation did not increase the level of lending

values, the terms of The National Housing Act, 1944, were amended so that higher ratio loans were available. The amendments provide, however, that such higher ratio loans are available only where the sale price is satisfactory to the Corporation. In the past increased loans have had the effect of increasing sale price. The purpose of the higher ratio loans is to reduce equity requirements, and not to effect a larger mortgage loan with a correspondingly larger purchase price.

The operations of the Corporation indicate quite clearly that housing need is much greater in the rental field than it is in the home ownership field. The supply of new rental housing, even including that built by Government, is only about 30% of all residential construction. It is evident that many purchasers of new houses would have preferred to rent rather than to purchase. The efforts of the Corporation have been directed not only to the completion of as many rental units as possible on Government account, but also towards an increased amount of private rental housing. There is a general reluctance by individuals to become landlords of new property at this time. Although economic rentals can be secured which will provide an adequate return on rental property built at this time, there is a general lack of confidence that new construction costs will remain at present levels. Builders and prospective landlords fear that although adequate rentals can presently be obtained, there will come a time when competitive rental units can be built at a lower price with correspondingly lower rentals.

In the past there have been three sources of rental housing. One source was the individual owing a second house, or the mortgagee who had taken possession of a house. Prior to 1930 there was the individual, often retired, who purchased a number of houses, lived in one, and rented the others as an investment. The third source of rental housing was the entrepreneur who constructed rental property. The present position is that the first two sources of rental housing have virtually disappeared, and the third source is greatly restricted because of the uncertainties of future costs of construction and rental levels.

There has been little change in interest rates during the last year. The supply of mortgage funds is more than sufficient to finance all new residential construction. There is a high degree of competition for mortgages as an outlet for investment funds. As far as is known, no residential construction is unable to proceed because of the lack of financing.

The likely level of residential construction in 1948 is difficult to forecast at this time. It is dependent upon the amount of commercial and industrial construction, the availability of serviced land presently in short supply, the willingness of municipalities to accept large developments of moderate residential units; above all, it depends upon the level of cost of construction in 1948. New starts during the

latter half of 1947 were much greater than was anticipated in spite of sharp increases in the price of building materials following decontrol in September, 1947. The carry-over, or incomplete construction of residential units at the end of the year was slightly greater than it was at the end of 1946. There are indications that there will be a greater supply of labour and materials in 1948 which might afford the house building industry increased capacity. The danger is that should construction costs continue to rise, residential units may be priced beyond the financial capacity of a large number of prospective owners and tenants. A lack of effective demand, particularly for home ownership, would in itself reduce the volume of new residential construction.

While the completion of residential units in 1947 was greater than ever before, and some improvement in housing conditions can be noted, much remains to be done to make good the current back-log in housing needs both in respect to over-crowding and in the standard of housing for the Canadian people commensurate with the resources available in this country. A larger volume of rental housing at moderate and lower rental levels is a requirement. More can be done by private individuals and groups to provide this type of housing on an economic basis. As this report indicates, public assistance to housing is taking many forms to supplement this activity. In carrying out its share of this program, the Corporation looks forward to a continuation of the co-operation which has been received from provincial governments and municipalities. It is only with more co-operation between all three levels of government that greater progress can be made in the housing program. Much remains to be done, but the most important immediate step is to ensure the maximum number of new residential units in 1948.

Yours very truly,

D. B. MANSUR,
President.

CENTRAL MORTGAGE AND

BALANCE SHEET AS AT

Assets

Cash			$ 1,012,104.68
Accrued Interest and Sundry Accounts Receivable			407,271.99
Loans and Advances under Housing Acts:			
Loans		$24,099,458.74	
Housing Enterprises of Canada Ltd:			
Loans	$18,642,160.67		
Advances made to retire its Debentures guaranteed at maturity by the Corporation	3,742,781.17		
Purchase of all outstanding Capital Stock	750.00	22,385,691.84	
			46,485,150.58
Office Furniture and Equipment		160,106.54	
Less: Provision for Depreciation		37,435.58	
			122,670.96
Other Assets			12,917.61
			$48,040,115.82

NOTE:—No provision has been made in the above Statement for possible losses in respect of joint loans made with lending institutions and guarantees and other commitments under the Housing Acts which are the obligations of His Majesty under these Acts.

D. B. MANSUR, *President*

C. D. ARMITAGE, *Chief Accountant*

HOUSING CORPORATION

DECEMBER 31st, 1947

LIABILITIES

Accounts Payable and Deposits	$ 944,687.59
Employees' Contributions to Retirement Fund	71,897.13
Balance owing the Minister of Reconstruction and Supply—Current Account	1,648,785.33
Loans from the Minister of Reconstruction and Supply, under Section 23 of the Central Mortgage and Housing Corporation Act	20,000,000.00
Capital—	
Authorized and Paid-up	25,000,000.00
Reserve Fund	374,745.77
	$48,040,115.82

AUDITORS' REPORT

We have examined the above Statement of Assets and Liabilities of Central Mortgage and Housing Corporation as at December 31st, 1947, and have received all the information and explanations we have required. We report that, in our opinion, it is properly drawn up so as to exhibit a true and correct view of the state of the Corporation's affairs as at that date, according to the best of our information, the explanations given to us and as shown by the books of the Corporation.

JEAN VALIQUETTE, C.A.,
of the firm of Anderson & Valiquette

Wm. H. CAMPBELL, C.A.,
of the firm of Campbell, Glendinning and Dever

Ottawa, Canada—February 20, 1948.

CENTRAL MORTGAGE AND HOUSING CORPORATION

PROFIT AND LOSS ACCOUNT FOR THE YEAR ENDED DECEMBER 31ST, 1947

Net Revenue for the year ended December 31st, 1947	$ 75,692.70	
Profit on Sales of Securities	145,406.25	
Profit on Sales of Automobiles	7,704.97	
		$228,803.92
Balance transferred to Reserve Fund in compliance with Section 31 of the Central Mortgage and Housing Corporation Act		$228,803.92

RESERVE FUND AS AT DECEMBER 31ST, 1947

Credit Balance as at December 31st, 1946	$145,941.85	
Add:		
Transfer of Balance Profit and Loss Account for the year ended December 31st, 1947, in compliance with Section 31 of the Central Mortgage and Housing Corporation Act	228,803.92	
Credit Balance as at December 31st, 1947		$374,745.77

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PART I

NATIONAL HOUSING ACT OPERATIONS

TABLE 1.—NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS, BY PROVINCE, 1947

Province	Population (000)	Net Loans Approved				Construction Progress of N.H.A. Units (1)		
		Number of Loans	Number of Housing Units	Amount ($000)	Units per 1,000 Population	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1947
Prince Edward Island	94	10	37	170	.39	14	2	15
Nova Scotia	621	248	269	1,364	.43	218	92	221
New Brunswick	491	102	104	562	.21	99	197	76
Quebec	3,712	1,793	3,186	14,422	.86	2,466	1,211	2,526
Ontario	4,189	3,442	3,676	19,116	.88	3,702	4,038	3,389
Manitoba	743	1,188	1,289	6,577	1.73	1,535	508	1,783
Saskatchewan	842	146	149	735	.18	245	284	211
Alberta	822	916	991	4,960	1.21	1,035	806	778
British Columbia	1,044	1,041	1,232	5,325	1.18	1,629	1,708	1,223
Canada (2)	12,558	8,886	10,933	53,231	.87	10,943	8,846	10,222

(1) Includes construction progress of N.H.A. units for which loans were approved prior to January 1, 1947.

(2) Excludes Yukon and Northwest Territories. Gross loans approved during 1947 numbered 10,549, for 12,734 units, amounting to $61,709,190; this volume was reduced by cancellations, reinstatements and other changes involving 1,663 loans for 1,795 units and $8,478,880, to yield net loans approved as shown above.

TABLE 2.—NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS, BY MAJOR CITY, (1) 1947

Area	Population (000)	Net Loans Approved				Construction Progress of N.H.A. Units (2)		
		Number of Loans	Number of Housing Units	Amount ($000)	Units per 1,000 Population	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1947
Metropolitan Areas(3)								
Halifax	127	145	151	831	1.19	114	42	124
Hamilton	198	505	516	2,705	2.61	524	567	432
London	109	206	208	1,038	1.91	352	339	361
Montreal	1,387	1,216	2,357	10,576	1.70	1,763	1,027	1,850
Ottawa	252	201	221	1,259	.88	227	129	304
Quebec	259	276	439	2,071	1.69	424	60	411
Saint John	73	26	26	140	.36	23	115	21
Toronto	993	1,164	1,191	6,271	1.20	1,102	739	892
Vancouver	463	887	1,004	4,304	2.17	1,269	1,454	933
Victoria	96	43	45	227	.47	188	172	141
Windsor	149	12	12	133	.08	73	136	76
Winnipeg	312	1,173	1,274	6,506	4.08	1,512	504	1,760
Sub-total	4,418	5,854	7,444	36,061	1.68	7,571	5,284	7,305
Other Major Cities								
Brantford	36	5	5	27	.14	8	63	7
Calgary	106	408	436	2,085	4.11	525	403	388
Edmonton	118	453	498	2,618	4.22	459	364	339
Fort William	33	30	39	149	1.18	42	47	77
Kingston	33	27	29	166	.88	46	92	43
Kitchener	40	66	80	392	2.00	76	158	77
Regina	63	61	61	316	.97	142	158	121
St. Catharines	35	11	11	58	.31	4	121	5
Saskatoon	50	47	50	251	1.00	58	107	48
Sherbrooke	47	3	13	49	.28	—	2	—
Sudbury	40	11	13	64	.33	13	10	11
Three Rivers	48	11	11	61	.23	12	60	2
Sub-total	649	1,133	1,246	6,236	1.92	1,385	1,585	1,118
Other Areas	7,491	1,899	2,243	10,934	.30	1,987	1,977	1,799
Canada (4)	12,558	8,886	10,933	53,231	.87	10,943	8,846	10,222

(1) Major cities are municipalities with a population of 30,000 and over.
(2) Includes construction progress of N.H.A. units for which loans were approved prior to January 1, 1947.
(3) Includes a few dwelling units situated in parts of municipalities which cut across metropolitan boundaries but lie outside these areas.
(4) Excludes the Yukon and Northwest Territories.

TABLE 3.—NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS, BY TYPE OF PROJECT, 1947

Type of Project	Net Loans Approved			Construction Progress of N.H.A. Units (1)		
	Number of Loans	Number of Housing Units	Amount ($000)	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1947
(a) N.H.A. 1944, PART I *Joint Loans for Home Owners:*						
Owner Occupancy...	1,579	1,584	7,929	1,660	1,755	1,721
Integrated Housing..	4,456	4,791	24,127	5,036	1,641	4,533
For Sale.....	2,241	2,280	11,734	2,004	1,528	1,889
Sub-total.....	8,276	8,655	43,790	8,700	4,924	8,143
(b) N.H.A. 1944, PART II *Loans for Rental Purposes:*						
For Rent.....	247	1,406	5,869	1,042	482	1,033
Integrated Housing..	238	476	1,822	492	224	555
For Sale.....	46	144	639	36	22	51
Limited Dividend Companies.....	1	75	400	50	178	8
Housing Enterprises.	...	...	...	502	3,010	303
Primary Industries..	6	105	391	89	6	83
Sub-total.....	538	2,206	9,121	2,211	3,922	2,033
(c) N.H.A. Act, 1944, SECTION 31A *Direct Loans for Home Owners:*						
Owner-Occupancy...	4	4	17	2	...	2
Integrated Housing..	39	39	179	25	...	39
For Sale.....	29	29	124	5	...	5
Sub-total.....	72	72	320	32	...	46
(d) N.H.A. 1944, PARTS I, II and SECTION 31A *Joint and Direct Loans for Home Owners and Rental Purposes*						
Owner-Occupancy...	1,583	1,588	7,946	1,662	1,755	1,723
Integrated Housing..	4,733	5,306	26,128	5,553	1,865	5,127
For Sale.....	2,316	2,453	12,497	2,045	1,550	1,945
For Rent.....	247	1,406	5,869	1,042	482	1,033
Limited Dividend Companies.....	1	75	400	50	178	8
Housing Enterprises.	...	...	...	502	3,010	303
Primary Industries..	6	105	391	89	6	83
Total.....	8,886	10,933	53,231	10,943	8,846	10,222

(1) Includes construction progress of N.H.A. units for which loans were approved prior to January 1, 1947.

TABLE 4.—NET LOANS APPROVED, BY TYPE OF HOUSE, 1947

Type of House	Number of Housing Units	Amount ($000)
Single family 1-storey	3,908	17,997
Single family 1½-storeys	2,972	16,196
Single family 2-storeys	1,108	6,726
Sub-total	7,988	40,919
Semi-detached	221	1,157
Duplex	537	2,099
Triplex	18	70
Double duplex	350	1,444
Row house	734	3,089
Apartment building	1,085	4,453
Sub-total	2,945	12,312
Total	10,933	53,231

TABLE 5.—NET LOANS APPROVED, BY SIZE OF LOAN, 1947

Size of Loan	For Home Owners N.H.A. 1944 Part I and Section 31A Number of Housing Units	For Rental Purposes N.H.A. 1944 Part II Number of Housing Units	Total Number of Housing Units
Less than $3,000	30	96	126
$3,000—$3,499	113	278	391
$3,500—$3,999	697	490	1,187
$4,000—$4,499	1,317	674	1,991
$4,500—$4,999	1,457	421	1,878
$5,000—$5,499	2,252	210	2,462
$5,500—$5,999	1,455	29	1,484
$6,000—$6,499	969	6	975
$6,500 and over	437	2	439
Total	8,727	2,206	10,933

TABLE 6.—NET LAND ASSEMBLY GUARANTEES, AGREEMENTS EXECUTED BY PROVINCE, 1947

Province	Number of Projects	Number of Lots	Area (Acres)	Estimated Costs			
				Land Acquisition ($000)	Land Development ($000)	Legal and Financial ($000)	Total ($000)
Prince Edward Island	—	—	—	—	—	—	—
Nova Scotia	—	—	—	—	—	—	—
New Brunswick	—	—	—	—	—	—	—
Quebec	1	147	20.0	144	—	1	145
Ontario	2	541	153.1	191	613	15	819
Manitoba	1	206	37.5	37	130	6	173
Saskatchewan	—	—	—	—	—	—	—
Alberta	—	—	—	—	—	—	—
British Columbia	—	—	—	—	—	—	—
CANADA	4	894	210.6	372	743	22	1,137

TABLE 7.—NET HOME EXTENSION LOAN GUARANTEES APPROVED, BY PROVINCES, 1947

Province	Number of Loans	Number of Housing Units	Amount ($000)
Prince Edward Island	–	—	—
Nova Scotia	–	—	—
New Brunswick	1	1	1
Quebec	2	2	5
Ontario	9	14	27
Manitoba	–	—	—
Saskatchewan	–	—	—
Alberta	–	—	—
British Columbia	–	—	—
CANADA	12	17	33

TABLE 8.—NET LOANS APPROVED UNDER THE DOMINION HOUSING ACT, 1935, THE NATIONAL HOUSING ACT, 1938, AND THE NATIONAL HOUSING ACT, 1944

October 1, 1935—December 31, 1947 (1)

Period and Housing Act	Number of Loans	Number of Housing Units	Amount ($000)
Dominion Housing Act, 1935:			
1935 (Oct. 1—Dec. 31)	73	97	514
1936	550	788	3,778
1937	1,311	1,817	7,524
1938 (Jan. 1—July 31)	1,149	2,197	7,803
Sub-total	3,083	4,899	19,619
National Housing Act, 1938:			
1938 (Aug. 1—Dec. 31)	1,198	1,697	6,037
1939	4,315	5,973	19,142
1940	4,897	5,621	16,721
1941	4,370	4,323	13,508
1942	1,138	1,093	3,170
1943	1,721	1,721	5,454
1944	1,393	1,393	4,855
1945 (Jan. 1—Jan. 31) (2)	−407	−407	−1,368
Sub-total	18,625	21,414	67,519
National Housing Act, 1944:			
1945 (Feb. 1—Dec. 31)	4,838	5,387	22,511
1946	7,340	11,826	55,946
1947	8,886	10,933	53,231
Sub-total	21,064	28,146	131,688
Total	42,772	54,459	218,826

(1) Annual figures represent the total number of approvals plus reinstatements and increases minus cancellations, decreases and withdrawals.

(2) In 1945 cancellations exceeded approvals under The National Housing Act, 1938.

TABLE 9.—APPROVED AND ACTUAL EXPENDITURES ON HOUSING RESEARCH AND COMMUNITY PLANNING, 1947

Type of Expenditure	Approved Expenditures $	Actual [1] Expenditures $
Central Mortgage and Housing Corporation		
Economic and Related Research	92,626	92,648
Architectural Investigations	—	65,417
Community Planning	23,842	34,182
Educational Work	80,636	41,427
Sub-total	197,104	233,674
Grants to Other Government Departments and Institutions		
Economic and Related Research	33,991	33,330
Architectural Investigations	23,400	11,222
Community Planning	40,500	88,201
Educational Work	—	—
Sub-total	97,891	132,753
Central Mortgage and Housing Corporation and Grants to Other Government Departments		
Economic and Related Research	126,617	125,978
Architectural Investigations	23,400	76,639
Community Planning	64,342	122,383
Educational Work	80,636	41,427
Total	294,995	366,427

[1] Actual expenditures in 1947 exceed approvals in this year, because they include expenditures which were approved in 1946.

PART II

DIRECT GOVERNMENT HOUSING OPERATIONS

TABLE 10.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY PROVINCE, 1947

Province	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations		
	Unexpended as of December 31, 1946 ($000)	Approved during 1947 ($000)	Unexpended as of December 31, 1947 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000) (1)	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1947
Prince Edward Island	—	22	22	—	—	—	—	—	—	—
Nova Scotia	2,854	—	2,801	52	—	1	53	—	—	—
New Brunswick	1,717	1,649	926	2,301	—	139	2,440	476	459	171
Quebec	2,711	4,047	3,284	3,282	—	192	3,474	851	483	559
Ontario	17,847	19,243	28,019	8,287	9	775	9,071	2,570	1,703	2,283
Manitoba	2,221	3,620	2,203	3,317	1	320	3,638	700	881	603
Saskatchewan	2,155	3,361	2,567	2,766	1	182	2,949	731	683	687
Alberta	2,077	3,456	3,078	2,294	9	152	2,455	687	555	548
British Columbia	3,514	7,257	7,044	3,662	1	64	3,727	709	657	503
CANADA	35,096(2)	42,655	49,944(2)	25,961	21	1,825	27,807	6,724	5,421	5,354

(1) In addition to the above expenditures, $808,000 expended during 1947, for housing and land improvements, is recoverable from municipalities and other Government Departments.

(2) In addition to appropriations unexpended at December 31, 1946, $9,419 appropriated for woodsheds had not been spent with no further appropriations or expenditures for this purpose during 1947.

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1947

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations		
	Unexpended as of December 31, 1946 ($000)	Approved during 1947 ($000)	Unexpended as of December 31, 1947 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1947
Metropolitan Areas										
Halifax	2,123	—	2,070	52	—	1	53	—	—	—
Hamilton	2,313	31	2,344	—	—	—	—	—	—	—
London	174	—	63	95	—	16	111	—	58	—
Montreal	1,224	3,567	1,587	3,013	—	191	3,204	794	483	502
Ottawa	2,170	3,023	4,793	380	—	20	400	132	91	132
Quebec	170	—	170	—	—	—	—	—	—	—
Saint John	852	—	378	402	—	72	474	62	98	12
Toronto	4,957	252	5,201	8	—	—	8	—	—	—
Vancouver	631	4,384	4,470	536	—	9	545	81	117	66
Victoria	838	—	494	334	1	9	344	100	77	50
Windsor	252	1,069	752	548	—	21	569	183	182	179
Winnipeg	1,737	3,115	1,901	2,677	1	273	2,951	625	681	528
Sub-total	17,441	15,441	24,223	8,045	2	612	8,659	1,977	1,787	1,469
Other Major Cities										
Brantford	860	524	1,053	299	5	27	331	66	144	66
Calgary	583	1,372	1,093	763	9	90	862	116	312	116
Edmonton	557	1,199	842	869	—	45	914	250	164	140
Fort William	495	563	974	78	—	6	84	25	—	25
Kingston	433	—	82	18	—	333	351	—	—	—
Kitchener	—	1,219	1,140	78	—	1	79	67	—	67
Regina	578	737	439	861	1	14	876	169	205	150
St. Catharines	−46	703	544	106	—	7	113	51	—	51
Saskatoon	1,010	1,463	1,457	944	—	72	1,016	287	190	279
Sherbrooke	−46	480	164	269	—	1	270	57	—	57
Sudbury	—	—	—	—	—	—	—	—	—	—
Three Rivers	—	—	—	—	—	—	—	—	—	—
Sub-total	4,424	8,260	7,788	4,285	15	596	4,896	1,088	1,015	951

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1947.—*Continued*

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations		
	Unexpended as of December 31, 1946 ($000)	Approved during 1947 ($000)	Unexpended as of December 31, 1947 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1947
Cities and Towns with Population Less Than 30,000										
Acton, Ont.	—	250	110	135	—	5	140	50	—	50
Amherst, N.S.	62	—	62	—	—	—	—	—	—	—
Arnprior, Ont.	—	251	200	51	—	—	51	20	—	20
Arvida, Que.	564	—	564	—	—	—	—	—	—	—
Barrie, Ont.	218	—	218	—	—	—	—	—	—	—
Beauharnois, Que.	13	—	13	—	—	—	—	—	—	—
Bow Island, Alta.	—	80	74	6	—	—	6	15	—	15
Brampton, Ont.	8	136	8	132	—	4	136	25	45	25
Brandon, Man.	269	249	140	365	—	13	378	50	100	50
Brownsburg, Que.	−103	—	−103	—	—	—	—	—	—	—
Campbellford, Ont.	—	135	49	86	—	—	86	25	—	25
Campbellton, N.B.	—	302	53	249	—	—	249	50	—	50
Cap de la Madeleine, Que.	1	—	1	—	—	—	—	—	—	—
Carleton Place, Ont.	125	—	−4	120	—	9	129	25	25	—
Charlottetown, P.E.I.	—	22	22	—	—	—	—	—	—	—
Chicoutimi, Que.	5	—	5	—	—	—	—	—	—	—
Clinton, Ont.	—	265	175	90	—	—	90	50	—	50
Cobourg, Ont.	150	—	144	6	—	—	6	—	14	—
Cochrane, Ont.	—	283	209	74	—	—	74	50	—	50
Collingwood, Ont.	3	374	173	204	—	—	204	70	6	64
Cornwall, Ont.	15	—	−10	18	1	6	25	—	17	—

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1947.—*Continued*

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations		
	Unexpended as of December 31, 1946 ($000)	Approved during 1947 ($000)	Unexpended as of December 31, 1947 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1947
Cities and Towns With Population Less Than 30,000										
Cowichan Lake Village, B.C.	—	535	205	304	—	26	330	80	—	80
Cumberland, B.C.	112	—	−2	111	—	3	114	12	35	—
De Salaberry, Que.	4	—	4	—	—	—	—	—	—	—
Dundas, Ont.	6	—	6	—	—	—	—	—	—	—
Elmira, Ont.	60	—	14	36	—	10	46	—	28	—
Englehart, Ont.	—	144	114	30	—	—	30	25	—	25
Exeter, Ont.	—	265	111	153	—	1	154	50	6	44
Fort Erie, Ont.	318	255	573	—	—	—	—	—	—	—
Fort Frances, Ont.	—	211	106	103	—	2	105	25	15	10
Frankford, Ont.	367	—	367	—	—	—	—	—	—	—
Fredericton, N.B.	471	527	203	773	—	22	795	182	141	59
Galt, Ont.	3	492	188	306	—	1	307	100	8	92
Georgetown, Ont.	34	137	−42	213	—	—	213	22	48	22
Geraldton, Ont.	72	—	−20	76	—	16	92	—	75	—
Goderich, Ont.	65	141	101	102	—	3	105	25	50	25
Gravenhurst, Ont.	—	275	190	85	—	—	85	50	—	50
Guelph, Ont.	15	380	263	127	—	5	132	71	23	71
Hespeler, Ont.	191	106	239	58	—	—	58	20	—	20
Hubbard's Cove, N.S.	135	—	135	—	—	—	—	—	—	—
Ingersoll, Ont.	49	—	7	34	—	8	42	—	35	—
Jonquiere, Que.	23	—	23	—	—	—	—	—	—	—
Kamloops, B.C.	135	135	47	213	—	10	223	25	40	25

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1947.—*Continued*

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations		
	Unexpended as of December 31, 1946 ($000)	Approved during 1947 ($000)	Unexpended as of December 31, 1947 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1947
Cities and Towns With Population Less Than 30,000										
Kelowna, B.C.	30	246	65	209	—	2	211	50	19	31
Kenora, Ont.	259	—	97	162	—	—	162	44	7	37
Kimberley, B.C.	368	291	319	340	—	—	340	15	125	15
Kirkland Lake, Ont.	230	—	−45	246	—	29	275	21	100	—
Lac a la Tortue, Que.	2	—	2	—	—	—	—	—	—	—
Larder Lake, Ont.	—	463	163	291	—	9	300	85	—	85
La Tuque, Que.	61	—	61	—	—	—	—	—	—	—
Leamington, Ont.	393	—	95	282	—	16	298	50	100	—
Lethbridge, Alta.	578	—	220	345	—	13	358	100	55	95
Lindsay, Ont.	−10	475	240	220	—	5	225	75	10	65
Listowel, Ont.	4	81	−9	92	—	2	94	15	43	15
Liverpool, N.S.	64	—	64	—	—	—	—	—	—	—
Lucan, Ont.	—	137	77	60	—	—	60	25	—	25
Medicine Hat, Alta.	359	399	479	278	—	1	279	150	24	126
Melville, Sask.	—	376	248	128	—	—	128	75	11	64
Merritton, Ont.	292	—	292	—	—	—	—	—	—	—
Midland, Ont.	10	254	91	171	—	2	173	50	—	50
Moncton, N.B.	394	503	84	768	—	45	813	132	220	—
Moose Jaw, Sask.	359	—	18	287	—	54	341	50	106	44
McGarry Dist., Ont.	—	452	406	46	—	—	46	25	—	25
Nelson, B.C.	145	—	−50	195	—	—	195	15	50	—
New Glasgow, N.S.	178	—	178	—	—	—	—	—	—	—
New Liskeard, Ont.	—	198	191	7	—	—	7	31	—	31

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1947.—*Continued*

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations		
	Unexpended as of December 31, 1946 ($000)	Approved during 1947 ($000)	Unexpended as of December 31, 1947 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1947
Cities and Towns With Population Less Than 30,000										
Niagara Falls, Ont.	−9	253	35	208	—	1	209	50	51	35
North Battleford, Sask.	100	261	128	228	—	5	233	50	50	50
North Bay, Ont.	104	—	−2	75	—	31	106	—	53	—
Oakville, Ont.	8	207	−26	232	—	9	241	38	50	38
Orillia, Ont.	9	155	164	—	—	—	—	—	—	—
Oshawa, Ont.	77	—	77	—	—	—	—	—	—	—
Owen Sound, Ont.	−26	265	112	127	—	—	127	50	—	50
Palmerston, Ont.	89	56	137	8	—	—	8	10	20	10
Paris, Ont.	—	258	168	90	—	—	90	50	—	50
Parry Sound, Ont.	467	—	467	—	—	—	—	—	—	—
Penetanguishene, Ont.	36	111	107	37	—	3	40	—	30	—
Penticton, B.C.	−4	273	173	94	—	2	96	50	—	50
Perth, Ont.	—	251	70	180	—	1	181	50	—	50
Peterborough, Ont.	320	—	320	—	—	—	—	—	—	—
Pickering, Ont.	—	—	—	—	—	—	—	—	—	—
Pictou, N.S.	292	—	292	—	—	—	—	—	—	—
Portage la Prairie, Man.	182	126	79	201	—	28	229	25	100	25
Port Alberni, B.C.	167	651	461	355	—	2	357	101	50	71
Port Arthur, Ont.	237	—	169	58	—	10	68	50	50	—
Port Hope, Ont.	33	388	154	254	1	12	267	72	41	62
Preston, Ont.	39	133	91	72	—	9	81	25	25	25

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1947.—*Continued*

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations		
	Unexpended as of December 31, 1946 ($000)	Approved during 1947 ($000)	Unexpended as of December 31, 1947 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1947
Cities and Towns With Population Less Than 30,000										
Prince Albert, Sask.	15	263	95	166	—	17	183	50	50	50
Prince George, B.C.	—	542	236	306	—	—	306	94	2	92
Prince Rupert, B.C.	721	—	721	—	—	—	—	—	—	—
Redcliff, Alta.	—	135	126	6	—	3	9	25	—	25
Renfrew, Ont.	20	—	8	—	2	10	12	—	—	—
Revelstoke, B.C.	—	198	19	178	—	1	179	40	17	23
Rock Island, Que.	—	—	—	—	—	—	—	—	—	—
Rossland, B.C.	384	—	−103	487	—	—	487	46	125	—
St. Mary's, Ont.	20	—	12	6	—	2	8	—	—	—
St. Paul l'Ermite, Que.	894	—	894	—	—	—	—	—	—	—
St. Therese, Que.	13	—	13	—	—	—	—	—	—	—
Sarnia, Ont.	1,003	—	950	10	—	43	53	—	—	—
Sault Ste. Marie, Ont.	31	518	306	221	—	22	243	100	—	100
Sea Island, B.C.	−13	—	−13	—	—	—	—	—	—	—
Sioux Lookout, Ont.	—	191	160	31	—	—	31	11	—	11
Smith's Falls, Ont.	56	251	39	242	—	26	268	50	94	—
Sorel, Que.	−156	—	−156	—	—	—	—	—	—	—
Stirling, Ont.	—	137	126	11	—	—	11	18	—	18
Stratford, Ont.	92	250	113	222	—	7	229	50	46	50
Sutherland, Sask.	−8	—	−13	3	—	2	5	—	—	—
Tilbury, Ont.	85	266	241	99	—	11	110	50	48	50
Timmins, Ont.	1	520	202	307	—	12	319	100	55	100
Transcona, Man.	33	131	84	74	—	6	80	—	—	—

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1947.—*Continued*

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations		
	Unexpended as of December 31, 1946 ($000)	Approved during 1947 ($000)	Unexpended as of December 31, 1947 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1947
Cities and Towns With Population Less Than 30,000										
Trenton, Ont.	—	1,088	861	227	—	—	227	87	—	87
Uxbridge, Ont.	—	92	45	47	—	—	47	17	—	17
Valleyfield, Que.	40	—	40	—	—	—	—	—	—	—
Walkerton, Ont.	—	132	78	54	—	—	54	25	—	25
Wallaceburg, Ont.	202	—	202	—	—	—	—	—	—	—
Waterloo, Que.	2	—	2	—	—	—	—	—	—	—
Welland, Ont.	413	178	590	1	—	—	1	9	—	9
Wetaskiwin, Alta.	—	271	244	27	—	—	27	31	—	31
Weyburn, Sask.	10	—	−18	26	—	2	28	—	25	—
Wheatley, Ont.	52	—	8	42	—	2	44	10	10	—
Woodstock, N.B.	—	317	208	109	—	—	109	50	—	50
Woodstock, Ont.	3	—	3	—	—	—	—	—	—	—
Yorkton, Sask.	91	261	213	123	—	16	139	50	46	50
Sub-total.	13,231	18,954	17,933	13,631	4	617	14,252	3,659	2,619	2,934
CANADA.	35,096	42,655	49,944	25,961	21	1,825	27,807	6,724	5,421	5,354

TABLE 12.—HOUSING UNITS SOLD, BY PROVINCE, 1947

Province	Number of Housing Units For Sale	Number of Housing Units Sold	Purchase Price of Housing Units Sold ($000)
Prince Edward Island	—	—	—
Nova Scotia	442	186	515
New Brunswick	—	—	—
Quebec	1,828	608	1,264
Ontario	1,618	523	1,429
Manitoba	—	—	—
Saskatchewan	200	15	53
Alberta	350	120	570
British Columbia	1,599	471	983
CANADA	6,037	1,923	4,814

TABLE 13.—HOUSING UNITS SOLD, BY LOCALITY, 1947

Locality	Number of Housing Units For Sale	Number of Housing Units Sold	Purchase Price of Housing Units Sold ($000)
Metropolitan Areas			
Halifax	299	159	442
Hamilton	—	—	—
London	—	—	—
Montreal	400	54	178
Ottawa	—	—	—
Quebec	200	—	—
Saint John	—	—	—
Toronto	—	—	—
Vancouver	—	—	—
Victoria	575	117	351
Windsor	—	—	—
Winnipeg	—	—	—
Sub-total	1,474	330	971
Other Major Cities			
Brantford	—	—	—
Calgary	—	—	—
Edmonton	350	120	570
Fort William	326	157	404
Kingston	—	—	—
Kitchener	—	—	—
Regina	—	—	—
St. Catharines	—	—	—
Saskatoon	—	—	—
Sherbrooke	—	—	—
Sudbury	—	—	—
Three Rivers	—	—	—
Sub-total	676	277	974
Cities and Towns with Population Less Than 30,000			
Almaville	10	3	7
Amherst	93	13	35
Arvida	337	337	422
Beauharnois	100	12	40
Brownsburg	56	—	—
Cap de la Madeleine	100	12	39
Chicoutimi	100	—	—
Fort Erie	241	47	130
Jonquiere	100	—	—
Kamloops	100	5	15
Liverpool	50	14	38
Moose Jaw	200	15	53
Nobel	20	20	24
Penticton	100	7	23
Peterborough	431	192	460
Port Arthur	150	23	73
Prince Rupert	522	259	354
Rock Island	50	—	—
Sarnia	200	40	209
Sault Ste. Marie	200	28	82
Sea Island	302	83	240
Sorel	350	184	559
Wallaceburg	50	16	47
Waterloo, Que.	25	6	19
Sub-total	3,887	1,316	2,869
CANADA	6,037	1,923	4,814

TABLE 14.—HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY PROVINCE, 1947

	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario	Manitoba	Saskatchewan	Alberta	British Columbia	CANADA
Gross Revenue ($000)										
Housing rentals	—	671.1	253.8	1,110.6	4,183.9	414.3	362.0	394.0	1,062.6	8,452.3
Staff houses and cafeterias	—	—	—	25.0	453.4	—	—	—	—	478.4
Total	—	671.1	253.8	1,135.6	4,637.3	414.3	362.0	394.0	1,062.6	8,930.7
Expenditures ($000)										
Management expenses	—	121.4	50.6	189.0	716.5	70.6	60.3	64.6	193.2	1,466.2
Physical maintenance of property:										
(a) Wages and materials	—	103.4	21.6	177.2	635.5	6.0	13.2	30.0	80.4	1,067.3
(b) Heat, light, power and water	—	3.8	1.0	9.2	13.1	—	—	.3	4.8	32.2
(c) Miscellaneous	—	3.0	.6	6.9	10.4	.5	.8	2.2	4.5	28.9
Cost of operating staff houses and cafeterias	—	—	—	25.1	352.9	—	—	—	—	378.0
Tenant relations	—	8.7	2.7	11.8	39.2	.1	.1	.1	10.8	73.5
School services	—	—	—	10.1	36.7	—	—	—	—	46.8
Municipal services	—	4.0	2.6	8.2	24.6	1.4	1.0	.8	4.6	47.2
Fire losses and fire services	—	1.5	.2	1.9	15.6	—	.1	.1	.2	19.6
Provision for uncollectable rents	—	.7	—	.4	.7	—	—	—	.4	2.2
Taxes	—	40.0	18.1	99.3	388.3	37.2	30.4	53.5	63.7	730.5
Permanent Improvements financed from Revenue	—	36.3	—	107.2	5.3	—	.4	54.4	4.4	208.0
Total	—	322.8	97.4	646.3	2,238.8	115.8	106.3	206.0	367.0	4,100.4
Net Income ($000)	—	348.3	156.4	489.3	2,398.5	298.5	255.7	188.0	695.6	4,830.3
Number of Housing Units	—	2,336	1,091	3,801	14,185	1,701	1,449	1,427	4,119	30,109

TABLE 15.—HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1947

Metropolitan Areas	Halifax	Hamilton (1)	London (2)	Montreal (3)	Ottawa	Quebec (4)	Saint John (5)	Toronto (6)	Vancouver (7)	Victoria	Windsor (8)	Winnipeg (9)	Sub-Total
Gross Revenues ($000)													
Housing rentals	482.9	513.7	76.5	493.7	282.8	209.9	138.0	422.4	614.8	173.9	727.2	370.0	4,505.8
Staff houses and cafeterias	—	453.4	—	25.0	—	—	—	—	—	—	—	—	478.4
Total	482.9	967.1	76.5	518.7	282.8	209.9	138.0	422.4	614.8	173.9	727.2	370.0	4,984.2
Expenditures ($000)													
Management expenses	85.7	86.7	12.7	78.7	43.2	33.5	26.4	63.5	112.9	30.8	129.7	61.3	765.1
Physical maintenance of property													
(a) Wages and materials	68.3	84.7	2.6	76.5	45.1	30.9	13.1	36.4	39.8	15.6	107.6	5.8	526.4
(b) Heat, light, power and water	.2	.7	—	3.4	.2	2.6	1.0	1.6	4.7	—	—	—	14.4
(c) Miscellaneous	2.0	2.5	.1	4.7	.5	1.3	.2	.6	3.3	.8	1.1	.5	17.6
Cost of operating staff houses and cafeterias	—	352.9	—	25.1	—	—	—	—	—	—	—	—	378.0
Tenant relations	4.9	8.5	.4	6.3	1.9	3.4	.1	4.1	5.4	5.4	5.5	.1	46.0
School services	—	—	—	—	—	6.4	—	5.1	—	—	.2	—	11.7
Municipal services	2.3	1.8	.2	1.9	.4	.9	.8	6.4	1.4	2.4	2.5	1.2	22.2
Fire losses and fire services	1.5	1.0	—	1.2	—	.1	—	7.2	.2	—	.5	—	11.7
Provision for uncollectable rents	.7	.3	—	.8	.3	−1.1	—	.2	.3	.1	.2	—	1.8
Taxes	22.1	46.0	6.3	42.4	45.9	15.0	11.2	64.2	42.0	1.0	62.3	33.2	391.6
Permanent Improvements financed from Revenue	29.6	—	—	3.1	—	78.2	—	.2	—	1.3	—	—	112.4
Total	217.3	585.1	22.3	244.1	137.5	171.2	52.8	189.5	210.0	57.4	309.6	102.1	2,298.9
Net Income ($000)	265.6	382.0	54.2	274.6	145.3	38.7	85.2	232.9	404.8	116.5	417.6	267.9	2,685.3
Number of Housing Units	1,650	1,746	266	1,823	831	562	591	1,225	2,209	625	2,548	1,501	15,577

(1)—Includes Dundas.
(2)—Includes Ingersoll.
(3)—Includes Ste. Therese, St. Paul l'Ermite and Pointe aux Trembles.
(4)—Includes Chicoutimi, Jonquiere and La Tuque.
(5)—Includes Fredericton.
(6)—Includes Brampton.
(7)—Includes Sea Island.
(8)—Includes Tilbury.
(9)—Includes Transcona.

TABLE 15.—HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1947.
—Continued

Other Major Cities	Brantford	Calgary	Edmonton	Fort William (1)	Kingston	Kitchener	Regina	St. Catharines (2)	Saskatoon (3)	Sherbrooke (4)	Sudbury	Three Rivers	Sub-Total
Gross Revenues ($000)													
Housing rentals	156.0	133.6	235.4	161.0	98.4	—	102.4	251.5	111.8	27.4	—	—	1,277.5
Staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	156.0	133.6	235.4	161.0	98.4	—	102.4	251.5	111.8	27.4	—	—	1,277.5
Expenditures ($000)													
Management expenses	26.8	22.2	37.2	30.6	16.9	—	17.9	44.6	17.6	5.3	—	—	219.1
Physical maintenance of property:													
(a) Wages and materials	17.1	2.7	27.3	19.0	44.5	—	2.9	61.8	2.1	3.9	—	—	181.3
(b) Heat, light, power and water	8.2	.1	.2	.1	—	—	—	.3	—	—	—	—	8.9
(c) Miscellaneous	.1	.1	2.1	.3	1.1	—	.5	.5	.2	.1	—	—	5.0
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—	—	—
Tenant relations	2.4	—	.1	2.5	1.1	—	—	3.0	.1	—	—	—	9.2
School services	—	—	—	—	—	—	—	—	—	.3	—	—	.3
Municipal services	.5	.4	.3	.6	1.7	—	.3	1.8	.3	.1	—	—	6.0
Fire losses and fire services	—	.1	—	.3	.1	—	—	1.3	—	—	—	—	1.8
Provision for uncollectable rents	—	—	—	.1	—	—	—	—	—	—	—	—	.1
Taxes	3.8	11.8	39.5	14.8	9.1	—	8.0	20.5	9.5	2.5	—	—	119.5
Permanent Improvements financed from Revenue	1.3	—	54.4	.1	—	—	—	—	—	—	—	—	55.8
Total	60.2	37.4	161.1	68.4	74.5	—	29.6	133.8	29.8	12.2	—	—	607.0
Net Income ($000)	95.8	96.2	74.3	92.6	23.9	—	72.8	117.7	82.0	15.2	—	—	670.5
Number of Housing Units	545	500	810	626	325	—	450	860	438	100	—	—	4,654

(1)—Includes Port Arthur. (2)—Includes Merritton. (3)—Includes Sutherland. (4)—Includes Waterloo, Que.

TABLE 15.—HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1947.
—Continued

Cities and Towns with Population Less Than 30,000	Amherst	Brandon	Browns-burg	Cap de la Madeleine (1)	Colling-wood (2)	Corn-wall	Cumber-land	De Sala-berry (3)	Fort Erie	Fort Frances	Galt (4)
Gross Revenues ($000)											
Housing rentals	43.8	20.6	20.2	35.5	60.7	39.1	5.7	97.8	69.2	.1	36.1
Staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—
Total	43.8	20.6	20.2	35.5	60.7	39.1	5.7	97.8	69.2	.1	36.1
Expenditures ($000)											
Management expenses	7.8	5.2	2.9	5.7	10.4	6.6	1.2	19.8	12.6	—	6.3
Physical maintenance of property:											
(a) Wages and materials	8.2	—	1.4	4.8	8.7	4.0	—	16.3	48.1	—	1.8
(b) Heat, light, power and water	3.6	—	—	.1	—	—	—	3.0	—	—	—
(c) Miscellaneous	.1	—	—	.1	.2	—	—	.1	.2	—	—
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—
Tenant relations	—	—	—	—	2.0	—	—	.1	.1	—	—
School services	—	—	.8	1.0	—	—	—	1.6	—	—	—
Municipal services	.4	.1	—	—	.2	.1	—	4.3	.1	—	.1
Fire losses and fire services	—	—	—	—	—	.1	—	.6	—	—	—
Provision for uncollectable rents	—	—	—	.1	—	—	—	.1	—	—	—
Taxes	3.9	1.8	2.5	2.1	5.2	3.2	.5	5.4	3.2	—	3.2
Permanent Improvements financed from Revenue	.8	—	—	—	.1	—	—	—	3.1	—	—
Total	24.8	7.1	7.6	13.9	26.8	14.0	1.7	51.3	67.4	—	11.4
Net Income ($000)	19.0	13.5	12.6	21.6	33.9	25.1	4.0	46.5	1.8	.1	24.7
Number of Housing Units	150	100	56	110	200	127	35	325	242	15	133

(1)—Includes Lac à la Tortue. (2)—Includes Owen Sound. (3)—Includes Beauharnois and Valleyfield. (4)—Includes Preston.

TABLE 15.—HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1947.
—Continued

Cities and Towns with Population Less Than 30,000	Geraldton	Guelph (1)	Kamloops	Kelowna	Kimberley	Kirkland Lake	Leamington (2)	Lethbridge	Lindsay	Medicine Hat
Gross Revenues ($000)										
Housing Rentals	28.9	15.3	36.3	30.4	19.2	19.9	21.6	24.8	14.3	.2
Staff Houses and Cafeterias	—	—	—	—	—	—	—	—	—	—
Total	28.9	15.3	36.3	30.4	19.2	19.9	21.6	24.8	14.3	.2
Expenditures ($000)										
Management expenses	4.7	5.4	6.4	1.4	3.1	3.7	5.0	5.2	2.6	—
Physical maintenance of property:										
(a) Wages and materials	1.0	.5	.1	2.1	—	.2	.4	—	1.1	—
(b) Heat, light, power and water	—	—	—	—	—	.1	—	—	—	—
(c) Miscellaneous	—	—	—	—	—	—	—	—	—	—
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—
Tenant relations	—	—	—	—	—	—	—	—	—	—
School services	—	—	—	—	—	—	—	—	—	—
Municipal services	—	.1	.1	.1	—	—	.1	.1	—	—
Fire losses and fire services	—	—	—	—	—	—	—	—	—	—
Provision for uncollectable rents	—	—	—	—	—	—	—	—	—	—
Taxes	−.2	3.2	3.1	2.5	—	—	1.5	2.2	1.3	—
Permanent Improvements financed from Revenue	—	—	—	—	—	—	—	—	—	—
Total	5.5	9.2	9.7	6.1	3.1	4.0	7.0	7.5	5.0	—
Net Income ($000)	23.4	6.1	26.6	24.3	16.1	15.9	14.6	17.3	9.3	.2
Number of Housing Units	100	100	140	119	125	100	110	100	60	17

(1)—Includes Elmira. (2)—Includes Wheatley.

TABLE 15.—HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1947.
—Continued

Cities and Towns with Population Less Than 30,000	Melville	Moncton	Moose Jaw	Nelson	New Glasgow	Niagara Falls	North Battle-ford	North Bay	Oakville (1)	Orillia (2)
Gross Revenues ($000)										
Housing rentals	.1	115.8	84.6	9.0	41.5	103.8	11.6	24.6	24.4	48.8
Staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—
Total	.1	115.8	84.6	9.0	41.5	103.8	11.6	24.6	24.4	48.8
Expenditures ($000)										
Management expenses	—	24.2	14.4	1.5	7.1	18.2	1.8	3.4	3.6	9.1
Physical maintenance of property:										
(a) Wages and materials	—	8.5	7.9	—	5.5	13.0	.1	.6	.2	6.9
(b) Heat, light, power and water	—	—	—	—	—	—	—	—	—	—
(c) Miscellaneous	—	.4	.1	—	.3	.2	—	—	—	—
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—
Tenant relations	—	2.6	—	—	1.4	1.5	—	—	—	.1
School services	—	—	—	—	—	—	—	—	—	—
Municipal services	—	1.8	.2	—	.4	.3	—	—	.1	.2
Fire losses and fire services	—	.2	.1	—	—	.1	—	—	—	—
Provision for uncollectable rents	—	—	—	—	—	—.1	—	—	—	—
Taxes	—	6.9	7.3	—	3.6	8.9	1.0	—	1.7	2.5
Permanent Improvements financed from Revenue	—	—	.4	—	1.7	—	—	—	—	—
Total	—	44.6	30.4	1.5	20.0	42.1	2.9	4.0	5.6	18.8
Net Income ($000)	.1	71.2	54.2	7.5	21.5	61.7	8.7	20.6	18.8	30.0
Number of Housing Units	11	500	300	50	136	362	50	75	98	176

(1)—Includes Georgetown. (2)—Includes Midland and Penetanguishene.

TABLE 15.—HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1947.
--Continued

Cities and Towns with Population Less Than 30,000	Oshawa (1)	Parry Sound (2)	Pentic-ton	Peter-borough	Pictou	Portage la Prairie	Port Alberni	Port Hope (3)	Prince Albert	Prince Rupert
Gross Revenues ($000)										
Housing rentals	220.6	45.3	29.4	184.6	102.9	23.7	4.8	21.0	27.5	121.7
Staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—
Total	220.6	45.3	29.4	184.6	102.9	23.7	4.8	21.0	27.5	121.7
Expenditures ($000)										
Management expenses	37.7	8.3	5.2	33.1	20.8	4.1	1.0	3.6	4.6	27.0
Physical maintenance of property:										
(a) Wages and materials	28.4	20.6	2.1	33.0	21.4	.2	—	1.8	.2	20.7
(b) Heat, light, power and water	1.6	.1	—	—	—	—	—	—	—	.1
(c) Miscellaneous	1.7	.1	—	.4	.6	—	—	—	—	.4
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—
Tenant relations	2.6	.7	—	2.2	2.4	—	—	—	—	—
School services	31.4	—	—	—	—	—	—	—	—	—
Municipal services	4.1	1.6	.1	.5	.9	.1	—	.1	.1	.5
Fire losses and fire services	4.5	.1	—	.3	—	—	—	—	—	—
Provision for uncollectable rents	.1	—	—	—.1	—	—	—	—	—	—
Taxes	13.9	2.3	2.5	12.7	10.4	2.2	—	1.9	2.4	12.1
Permanent Improvements financed from Revenue	—	—	—	.1	4.2	—	—	—	—	3.1
Total	126.0	33.8	9.9	82.2	60.7	6.6	1.0	7.4	7.3	63.9
Net Income ($000)	94.6	11.5	19.5	102.4	42.2	17.1	3.8	13.6	20.2	57.8
Number of Housing Units	725	156	100	576	400	100	50	80	100	524 (4)

(1)—Includes Ajax and Pickering. (2)—Includes Nobel. (3)—Includes Cobourg. (4)—Includes 2 units at Prince George.

TABLE 15.—HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1947.
—Continued

Cities or Towns with Population Less Than 30,000	Renfrew	Revelstoke	Rock Island	Rossland	Sarnia (1)	Sault Ste. Marie	Smiths Falls (2)	Sorel	Stratford (3)	Timmins
Gross Revenues ($000)										
Housing rentals	38.2	.2	15.3	17.2	162.5	88.0	34.9	74.0	60.5	37.6
Staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—
Total	38.2	.2	15.3	17.2	162.5	88.0	34.9	74.0	60.5	37.6
Expenditures ($000)										
Management expenses	6.5	—	2.6	2.7	26.0	15.6	5.6	18.4	9.8	5.0
Physical maintenance of property:										
(a) Wages and materials	2.3	—	1.1	—	18.8	18.8	.9	6.2	.6	1.3
(b) Heat, light, power and water	—	—	.1	—	.1	—	—	—	.1	—
(c) Miscellaneous	—	—	.1	—	.4	.4	—	.2	—	—
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—
Tenant relations	—	—	—	—	.1	.1	—	.2	—	—
School services	—	—	—	—	—	—	—	—	—	—
Municipal services	.1	—	—	—	.1	.3	.1	.6	.1	.1
Fire losses and fire services	—	—	—	—	.1	—	—	—	—	—
Provision for uncollectable rents	—	—	—	—	—	—	—	.2	—	—
Taxes	3.3	—	1.3	—	26.5	7.7	2.9	12.0	3.9	2.6
Permanent Improvements financed from Revenue	—	—	—	—	.3	—	—	25.9	—	—
Total	12.2	—	5.2	2.7	72.4	42.9	9.5	63.7	14.5	9.0
Net Income ($000)	26.0	.2	10.1	14.5	90.1	45.1	25.4	10.3	46.0	28.6
Number of Housing Units	125	17	50	125	500	300	175	350	211	100

(1)—Includes Wallaceburg. (2)—Includes Carleton Place. (3)—Includes Exeter, Goderich, Listowel, Palmerston and St. Mary's

TABLE 15.—HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1947.
—Continued

Cities and Towns with Population Less Than 30,000	Welland	Weyburn	Woodstock	Yorkton	Sub-Total	CANADA
Gross Revenues ($000)						
Housing rentals	220.5	5.8	10.7	18.2	2,669.0	8,452.3
Staff houses and cafeterias	—	—	—	—	—	478.4
Total	220.5	5.8	10.7	18.2	2,669.0	8,930.7
Expenditures ($000)						
Management expenses	39.3	1.0	1.8	3.0	482.0	1,466.2
Physical maintenance of property:						
(a) Wages and materials	38.1	—	1.7	—	359.6	1,067.3
(b) Heat, light, power and water	—	—	—	—	8.9	32.2
(c) Miscellaneous	.3	—	—	—	6.3	28.9
Cost of operating staff houses and cafeterias	—	—	—	—	—	378.0
Tenant relations	2.2	—	—	—	18.3	73.5
School services	—	—	—	—	34.8	46.8
Municipal services	.7	—	—	.1	19.0	47.2
Fire losses and fire services	—	—	—	—	6.1	19.6
Provision for uncollectable rents	—	—	—	—	.3	2.2
Taxes	19.2	.5	.9	1.7	219.4	730.5
Permanent Improvements financed from Revenue	—	—	.1	—	39.8	208.0
Total	99.8	1.5	4.5	4.8	1,194.5	4,100.4
Net Income ($000)	120.7	4.3	6.2	13.4	1,474.5	4,830.3
Number of Housing Units	757	25	35	75	9,878	30,109

TABLE 16.—COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURE, APRIL 1, 1941—DECEMBER 31, 1947

Year	Projects	Completed Construction		Actual Expenditure			
		Housing Units (Number)	Supplementary Buildings (Number)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)
1941 (Apr. 1—Dec. 31)	13	1,666	4	7,863	463	2,364	10,690
1942	29	7,635	74	21,721	2,794	5,914	30,429
1943	20	6,326	113	16,938	7,712	5,497	30,147
1944	3	1,591	51	4,858	2,585	1,927	9,370
1945	23	1,556	5	9,561	225	969	10,755
1946	63	6,997	9	34,314	47	2,179	36,540
1947 (1)	88	5,421	9	26,701	21	1,893	28,615
Total	239	31,192	265	121,956	13,847	20,743	156,546

(1) Expenditures in 1947 include $808,000 for housing and land improvements, recoverable from municipalities and other government departments.

PART III

OTHER HOUSING OPERATIONS

TABLE 17.—OPERATIONS UNDER EMERGENCY SHELTER REGULATIONS, 1947

Province	Municipal Projects			University Projects			Total Projects			Financial Assistance Grants		
	Number of Projects	Housing Units Completed	Housing Units Under Construction as at Dec. 31, 1947	Number of Projects	Housing Units Completed	Housing Units Under Construction as at Dec. 31, 1947	Number of Projects	Housing Units Completed	Housing Units Under Construction as at Dec. 31, 1947	Municipal Projects ($000)	University Projects ($000)	Total ($000)
Prince Edward Island	—	—	—	—	—	—	—	—	—	—	—	—
Nova Scotia	4	326	—	1	40	—	5	366	—	75	15	90
New Brunswick	1	72	17	1	33	—	2	105	17	8	25	33
Quebec	5	383	30	1	71	—	6	454	30	275	39	314
Ontario	17	1,399	309	2	7	—	19	1,406	309	954	—	954
Manitoba	1	169	—	1	30	—	2	199	—	240	30	270
Saskatchewan	12	292	13	1	51	8	13	343	21	31	6	37
Alberta	2	77	—	1	118	—	3	195	—	1	—	1
British Columbia	9	382	171	4	301	—	13	683	171	110	235	345
CANADA (1)	51	3,100	540	12	651	8	63	3,751	548	1,694	350	2,044

(1) As at December 31, 1946, 5,319 units were completed involving commitments of $2,052,162 giving total completions by December 31, 1947, of 9,070 units with commitments totalling $4,096,530.

TABLE 18.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, 1947

Province	Number of Projects	Number of Housing Units	Estimated Costs			
			Land ($000)	Construction ($000)	Equipment and Other ($000)	Total ($000)
Prince Edward Island	—	—	—	—	—	—
Nova Scotia	—	—	—	—	—	—
New Brunswick	—	—	—	—	—	—
Quebec	19	222	48	1,206	12	1,266
Ontario	3	126	20	868	267	1,155
Manitoba	1	5	2	30	—	32
Saskatchewan	—	—	—	—	—	—
Alberta	—	—	—	—	—	—
British Columbia	5	17	7	84	—	91
CANADA	28	370	77	2,188	279	2,544

APPENDIX

HOME IMPROVEMENT LOANS GUARANTEE ACT, 1937

No loans were made under the Act during 1947. The Dominion Government's undertaking to provide guarantees was terminated on October 30th, 1940, after the $50,000,000 limit established under Section 5 had been substantially reached.

CENTRAL MORTGAGE AND HOUSING CORPORATION

ANNUAL REPORT

TO THE

MINISTER OF RECONSTRUCTION AND SUPPLY

FOR THE YEAR 1948

BOARD *of* DIRECTORS

D. B. MANSUR, C.B.E., *President*

MAJOR-GENERAL HUGH A. YOUNG, C.B., C.B.E., D.S.O., *Vice-President*

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G. F. TOWERS, C.M.G., Ottawa

February 24th, 1949.

Honourable R. H. Winters,
Minister of Reconstruction and Supply,
Ottawa, Ontario.

Dear Sir:

On behalf of the Board of Directors of the Central Mortgage and Housing Corporation, and in accordance with the provisions of The Central Mortgage and Housing Corporation Act and The National Housing Act, 1944, I report to you on the administration of the affairs of the Corporation during the calendar year 1948. In accordance with its by-laws, I also send you the Accounts of the Corporation for the year 1948 duly signed by the President and the Chief Accountant and certified by the auditors of the Corporation.

During the year the Corporation increased the scope of its activities in assisting the development of new residential construction in Canada. Operations under the National Housing Act, conducted by the Corporation, were greater than ever before. Approvals of joint loans, in which the lending institutions participate with the Corporation in making funds available to builders and owners for home ownership and rental housing construction, were 72% greater than in 1947. In order to make the terms of the National Housing Act available in all parts of Canada, mortgage loans under the same terms and conditions as joint loans were made directly by the Corporation. The Corporation promoted other forms of loaning as provided in the Act, such as loans to limited-dividend companies and to primary industries desiring to build housing accommodation for their employees. Land was assembled and developed for residential use. During the year the first slum clearance grant was made to a municipality. The Rental Insurance Plan was introduced. Our efforts were directed to an improvement in the supply of new rental housing both in absolute quantity and in proportion to housing of all kinds. Including rental units for veterans built by the Corporation, the supply of new rental housing was 25% of all residential construction, as compared with 22% in 1947.

The research activities of the Corporation under Part V of the National Housing Act were extended during the year.

The Corporation continued to construct rental units for veteran occupancy. Agreements were entered into with eighty municipalities for the construction of projects under the 1948 Rental Housing Programme. These new projects, together with earlier projects of houses built during the war for war workers, involved a larger property management operation for the Corporation during the year. We also continued to co-operate with municipalities and universities in providing emergency shelters.

GENERAL

More houses were built in 1948 than ever before in the history of the country. Preliminary estimates for housing of all kinds in Canada placed the number of completions at 81,000 residential units. This is some 2,000 more units than were completed in 1947. However, residential construction activity was greater than the increase in the number of completions indicates. Some 95,000 new residential units were started as compared with 81,000 starts in 1947. As a result the carry-over of units under construction as at the end of 1948 was 56,000 as compared with 42,000 in 1947. In accomplished house building this increase in carry-over represents the equivalent of about 6,000 units in completions.

In municipalities with populations of 5,000 and over, completions were sharply up in the Provinces of Quebec, Ontario and British Columbia, and down in the Maritimes and the Prairies. Units under construction at the end of the year were greater in number in all regions, ranging from 3% in British Columbia to 68% in the Province of Quebec.

There were several reasons for the substantial rise in carry-over of incomplete construction at the end of 1948. The favourable weather during the fall of 1948 in all parts of the country encouraged work on additional starts rather than work on units already started. As a result, the number of completions in November and December, 1948, was lower than anticipated. It is also likely that the very large amount of residential construction under way, as well as the competitive influence in the large volume of other forms of construction, had the effect of reducing completions. However, the heavy carry-over represents residential construction not reflected in the completion figures, and should make for heavy completions in the first six months of 1949.

During the year the index of labour rates and cost of materials weighted for residential construction averaged about 17% higher than the corresponding average for 1947, bringing the index level at the end of the year to a new high of 206 on a 1939 basis. However, records of sale of houses financed under the National Housing Act show that sale prices of new houses did not rise comparably, the average increase being about 11%. Increased productivity of labour, and lesser delays in securing building materials are among the reasons that the average sale price of small houses increased somewhat less than might have been expected from the index figures.

There is reason to believe that new starts totalling as many as 90,000 are somewhat beyond the capacity of the house building industry under present conditions of a heavy volume of construction of other kinds. Moreover, there is some doubt that municipalities can absorb new housing at a higher rate. Over the last few years an offset to the steadily rising increase in the cost of labour and materials has

been a shortening of the period of construction. This trend reversed towards the end of the year indicating that as new starts exceed capacity to complete, the period of construction lengthens.

Completions in 1948 approximated net family formation after allowance for the immigration of new families. Although net family formation is generally used as a yardstick for current new housing requirements, there are other factors of equal importance. The birth of first children, of which there were 125,000 during the year, is a factor in creating new need for self-contained family housing units. Changing economic conditions which re-weight the voluntary and involuntary parts of shared accommodation is another factor which influences current need for new housing units.

Even at a higher cost level, the effective demand for new homes and for new rental units is presently being maintained. The number of units completed but not yet sold to home owners showed little increase during the year. Rentals for new rental units, although not as buoyant as a year ago, are still considerably in excess of economic rentals at current cost of construction. There is no evidence of a substantial lessening in effective demand. House builders report that prospective home owners are finding more difficulty in financing the equity or down payment requirements. A continuation of a large volume of residential construction for sale and for rental is dependent upon this effective demand. Residential units built directly by this Corporation and other agencies of Government represent about 13% of all new residential construction. Therefore, any change in attitude by the prospective home owner or renter would have an important effect upon the number of new starts. The willingness of the prospective home owner and renter to buy and rent at today's prices is dependent upon their level of income and, in the case of home owners, upon their ability to finance the down payment. The Corporation has just completed a survey of some 1,600 sales to home owners which have taken place during the latter part of 1948. This survey confirms our belief that home owners are finding it increasingly difficult to finance down payment requirements. In our opinion this will be a more important influence upon a reduction in effective demand than the inability of the home owner to meet carrying charges out of income. Records of the Corporation indicate that in the case of houses financed under the National Housing Act in 1948, 17.9% of the borrower's income was required to meet carrying charges, including principal, interest and taxes, as compared with 18.1% in 1947.

There have been representations that lending values should be increased so that loans under the National Housing Act will be somewhat higher and equity requirements will be correspondingly less. In an effort to equate lending values and construction costs, lending values were raised in the spring of 1946 to reduce the equity or down payment requirements. It was found that sale prices also increased with the result that although the borrower assumed a larger mort-

gage loan, he had to finance as much equity. There is reason to feel that many costs involved in present day construction should not be capitalized into the long term mortgage debt of the home owner. In today's market, sale price to the home owner has as one of its main limitations the amount of down payment required. Therefore, an increased level of lending values would have an inflationary effect upon the sale prices of houses. It has also been suggested that a higher level of loans would effect a more equitable distribution of houses. This would be true if there were some way to ensure that the increase in mortgage loan would reduce the equity requirement. This could only be assured by a system of controlled sale prices, which seems both impractical and inadvisable at the present time. Generally all new houses are being sold as soon as completed to home owners, and there is little evidence to support the belief that residential construction is being limited in quantity or in quality by the inability of the purchaser or the builder to arrange larger loans under the National Housing Act.

Because many houses are being transferred, upon vacant possession, from the rental supply to home ownership, the rental housing stock is a lower proportion of the whole than ever before. The high level of sale price to home owners, as well as the inability of many to finance equity requirements, occasions a demand for rental housing far exceeding the available supply. The efforts of the Corporation have been directed towards a larger amount of rental housing and the introduction of Rental Insurance in 1948 was an important factor in increasing the number of new starts.

During the year the supply of mortgage funds continued to be sufficient to finance new residential construction. There was a continuation of the trend towards a greater proportion of mortgage financing by lending institutions with a corresponding decline in mortgage moneys from other sources. This is occasioned not only by the desire of the lending institutions to increase their mortgage portfolios, but also because an increasing amount of residential construction is taking the form of project development where mortgage funds are required in larger amounts than are available from private individuals. There was little change in mortgage interest rates during the year.

During the year the Corporation continued to make direct loans to borrowers in accordance with Section 31A of the National Housing Act. When it is established that a joint loan is not available through the lending institutions, the Corporation considers the application for a direct loan subject to the same terms and conditions as are available under a joint loan. This has had the effect of making the terms of the National Housing Act available to eligible borrowers in all parts of the country. At the same time efforts have been made to increase the coverage of the lending institutions so that direct loaning operations may be kept to a minimum.

As mentioned later in this report, the Corporation has been examining the need for housing in outlying towns supported by a single industry. Conversations are taking place with the companies located in these towns, and it is hoped that in 1949 a substantial volume of housing can be developed in company towns.

During the year some progress was made in the assembly of residential land in the urban areas. In some instances the lending institutions have taken advantage of Section 11B to service raw land. In other cases this has been done by the Corporation itself. Because one of the main limitations for new housing in a number of Canadian cities is the unwillingness of municipalities to finance services and the inability of the builders to do so, it is hoped that further extension of the land assembly principle will assist in well planned fringe area developments.

Under Section 11 of the Act authority is given to life insurance companies to proceed with the construction of rental units on their own account. The life insurance companies are guaranteed that the rental operations will yield them a net return of 2½%. For a number of reasons, including the uncertainties of construction at the present time, and the high level of costs, the life insurance companies have not proceeded with any projects under this Section. Negotiations continue with the life insurance companies in the hope that some much needed rental housing will be developed through the facilities of this Section of the Act.

A limiting factor upon the volume of new residential construction varying in degree between municipalities, is lack of serviced land and the reluctance of municipalities to finance required services such as water, sewer, roads, sidewalks and schools. This limitation will become more important in its effect when increased supplies of building materials are available or when other forms of construction are less active. In municipal accounts small residential units are looked upon less favourably than larger homes and industrial and commercial buildings whose tax revenues generally exceed municipal outlay. In many areas the greater proportion of new housing is being located in the adjacent smaller municipalities where taxable property is made up largely of small residences. This is particularly true today in metropolitan areas in which land for residential development no longer exists in the main municipality. To some extent this difficulty is being met by the principles of land assembly under which services are capitalized into the value of the residential unit. Nevertheless, there are several large cities in which this condition is seriously retarding residential development.

During the year the supply of building materials has continued to improve. The number of critical items was reduced, and the main problem presently is in building materials, of which steel is a component. There is still difficulty in securing an immediate and adequate

supply of other building materials, but the problems in this connection are considerably less than they were a year ago.

Completions in 1949 may be somewhat greater than they were in 1948. During 1948 completions consisted of both the carry-over of 42,000 units at the end of 1947 and 39,000 units which were started and completed in 1948. Completions in 1949 will include the 56,000 unit carry-over from 1948, and the number of units started and completed in 1949. If this latter figure exceeds 25,000, over-all completions in 1949 will exceed the 1948 total by that amount. Although this Corporation will be engaged upon a programme of rental units for veterans, as well as married quarters for the three Armed Services, this programme will not exceed 12,000 completions. Therefore, a continued high level of residential construction is dependent upon effective demand for housing at prices for which it can be built and at rentals which provide the landlord with an attractive return on his investment. Any slackening in this effective demand will result in a sharp downward trend in the volume of new residential starts.

NATIONAL HOUSING ACT

Each year since the enactment of The National Housing Act, 1944, amendments have been introduced to meet changing circumstances. In 1948 the scope of the Act was again materially broadened.

1948 Changes to the National Housing Act and Regulations

To encourage the construction of rental housing accommodation, Parliament added to the National Housing Act a Rental Insurance Plan by which the Corporation was authorized to guarantee to the owners of projects built under the plan a return of rentals sufficient to pay taxes, operating expenses, debt service and a minimum return of 2% on the equity of the owner.

The legislation requires that a project must conform to the standards of construction of the Corporation and must consist of at least eight units designed to provide family housing accommodation of a satisfactory size and type. The rents to be charged for the first three years are to be fixed by agreement between the owner and the Corporation. The guaranteed rentals to be given must not exceed 85% of such fixed rentals. The period of guarantee may be up to thirty years.

Regulations passed by Order in Council relating to rental insurance require that the maximum monthly rental for a fully-serviced housing unit of 800 square feet must not exceed $80.00 per month for the first three years. This rental may be increased to $84.00 for such 800 square foot unit where the estimated annual municipal taxes, including water taxes and rates chargeable to the project, exceed 2¼% of the cost of the project, or where the building is of fireproof construction. The maximum rentals for fully-serviced units varying

from the 800 square foot base are calculated by adding seven cents per month for each square foot by which the area of the unit exceeds 800 square feet, and by deducting five cents per month for each square foot by which the area of the unit is less than 800 square feet.

The annual insurance premium payable by the owner for this guarantee is 1¾%, 2% or 2¼% of the original amount of the guaranteed rentals for a 10-year, 20-year or 30-year term, respectively. The physical and dimensional requirements imposed by regulation for a rental housing project under this plan are that the units shall have an over-all average of not less than three and one-half standard rooms and bathroom including one and one-half bedrooms, and an area of not less than 700 square feet.

So that rental insurance projects may be financed by lending institutions, a section was added to the Act authorizing them to make loans amounting to 85% of the cost of construction, as determined by the Corporation, on a project which qualifies and a commitment is given for rental insurance. The full amount of loan under this amendment is made by the lending institutions as distinct from the usual joint loan under the Act. The loan is supported by an assignment of the rental insurance contract as collateral to the first mortgage. The loan in such case is to be for a term of twenty years, and is to be repayable at the rate of 2½% per annum of the principal amount of the loan. By Order in Council the rate of interest payable is not to exceed 4¼% per annum, calculated half yearly not in advance.

The Order in Council under the Income War Tax Act allowing for depreciation up to double the normal amount in respect of rental housing projects was amended so that a project which qualifies for rental insurance will qualify for double depreciation.

Certain changes were made in the regulations governing maximum joint loans for rental housing projects under Section 8 of the Act and in respect of single family dwellings in outlying areas. By P.C. 5092, dated November 17th, 1948, the maximum loan for a fully-serviced multiple family dwelling unit having an average size of 800 square feet was established at $4,800. This amount of loan may be increased by $3.75 for each square foot exceeding 800 square feet, and decreased by $2.50 for each square foot below 800 square feet. Previously, the limitation was $4,800 for a standard four room unit, with an increase or reduction depending on the number of rooms more or less than the four standard rooms. An exception was made to the maximum joint loan of $5,000 contained in the previous regulations for a single family dwelling designed to have not more than four standard rooms to allow for an increase where the costs of construction are relatively higher because of the locality. It is a requirement, however, that when such a loan is increased beyond the $5,000, collateral security satisfactory to the Corporation must be taken.

The Act was further amended with reference to loans to limited-dividend housing companies to permit the retention by the company of the full residual value of the property after the loan is repaid. There is provision, however, that any funded reserves existing at the end of the period of the loan are to be disposed of as provided for in the contract between the Corporation and the limited-dividend company, or as the Corporation may subsequently direct. Previously, the owners of the project were limited, after the loan was repaid, to the return of their invested capital and the limited dividends prescribed by the Act. Any balance of proceeds of the sale at that time were to be disposed of as directed by the Corporation.

The addition of Sections 33 and 34 transferred the assets and liabilities of Wartime Housing Limited to Central Mortgage and Housing Corporation, and vested in the Corporation for the first time the powers of direct construction. Previously, all direct construction by the Corporation was done in the name of and through the agency of Wartime Housing Limited. Section 34 also provided for the transfer of the housing projects previously built by Wartime Housing Limited, and which were registered in the name of His Majesty the King in Right of Canada, to the Corporation by means of an Order in Council. The Minister of Reconstruction and Supply is now authorized, out of monies voted by Parliament for the purpose, to advance such monies to the Corporation for direct construction on a loan basis, and in order to secure such advances to take from the Corporation debentures or other evidences of indebtedness containing such terms and conditions as may be approved by the Minister of Finance.

LENDING OPERATIONS

There was a marked increase in the number of loans approved under the National Housing Act during 1948. The volume of lending exceeded that of any previous year. Loans for 18,827 housing units were approved in 1948 compared with loans for 10,933 housing units in 1947, or an increase of 72%. The number of loans made under The Dominion Housing Act, 1935, and the National Housing Acts, 1938 and 1944, now total 58,110, amounting to $320.5 million for 73,286 housing units (Table 1). All provinces, with the exception of Saskatchewan, and the majority of the principal cities shared in the increased lending activity. Tables 2 and 3 show the distribution of loans by provinces and urban centres. There was a continued increase in the construction of 1½-storey dwellings, a type encouraged by the Corporation during the last three years in order to obtain the maximum accommodation for the expenditure involved. While commitments for 1½-storey dwellings involved a large number with the second floor unfinished, indications are that many owners are completing the second floor.

The average livable floor area for bungalows continued to increase during 1948. It is the policy of the Corporation not to finance single family dwellings below a reasonable size—a trend resulting from high construction costs. The recommended minimum livable floor area for a single family dwelling, bungalow type, is 750 square feet. The average livable floor area of bungalows financed during 1948 was 880 square feet.

The average loan per dwelling unit was $5,399 in 1948, as compared with $4,869 in 1947 (Table 5). As in 1947, a record was kept in 1948 of the actual progress in housing construction. The distribution of houses started and completed under the National Housing Act in provinces and major cities is shown in Tables 2 and 3.

Joint Loans

Under the joint lending arrangements, an approved lending institution advances 75% of the loan, and the Corporation the balance. The lending institution under the Act is afforded a partial guarantee in respect of its share of each loan. The contingent liability under the guarantee arrangement with the lending institutions on account of joint loans made under The National Housing Act, 1938, amounted to $4,636,897.28 and under The National Housing Act, 1944, to $6,188,612.35 as at December 31st, 1948.

During 1948 losses sustained on Housing Act loans (including payments to the lending institutions under the guarantee) amounted to $746.98. The net losses sustained to date under the Housing Acts total $2,894.02.

At the end of the year there were 158 loans 3 months or more in arrears, being .4889% of loans outstanding.

The 1947 amendment to the National Housing Act which provided for higher loans to builders who agreed to sell the houses constructed to home owner purchasers at pre-determined prices, resulted in approximately 31% of all loans during 1948 being approved on this basis. Approximately 32% of all 1948 loans were for amortization periods of twenty-five years or longer.

Joint loans fall into two categories: (1) for home ownership and (2) for rental units. The following summary of 1948 operations, with comparable figures for 1947 in brackets, provides details of these two categories on a net basis; that is, after adjustment for cancellations, reinstatements and other changes:

1. HOME OWNERSHIP (Table 4(a))

   (a) Owner-Applicants — Dwelling units numbered 3,945 (1,584), amounting to $21.1 million ($7.9 million), the average loan per dwelling unit being $5,337 ($5,006).

(b) Integrated Plan — Dwelling units numbered 5,653 (5,267) amounting to $31.3 million ($25.9 million), the average loan per dwelling unit being $5,535 ($4,927).

(c) Builders (non-integrated) — Dwelling units numbered 5,980 (2,280) amounting to $31.1 million ($11.7 million), the average loan per dwelling unit being $5,195 ($5,146).

2. RENTAL UNITS (Table 4(b))

(a) Applicants for Rental Property — Dwelling units numbered 2,845 (1,550), amounting to $12.7 million ($6.5 million), the average loan per dwelling unit being $4,472 ($4,199).

Integrated Housing

The integrated housing plan was developed in 1945 to encourage builders to construct moderate-priced homes for sale to veterans. In consideration for the builder agreeing to sell at a price not in excess of an amount fixed by the Corporation, the builder is given priority assistance and a commitment that if the house is not sold the Corporation will purchase it from him at a price, fixed in the agreement, which will cover the estimated costs of construction of the house and the cost of the lot upon which it is built. A total of 13,475 housing units have been undertaken under the plan; 10,813 have been sold. As of December 31st, 1948, there were 380 housing units completed but which were unsold. The Corporation has, under its commitment to repurchase, acquired 43 housing units. Five thousand, six hundred and fifty-three were approved under the plan in 1948, compared with 5,267 approved in 1947. The maximum sales price under the integrated plan continues to be well below the market sales price. During 1948 such maximum sales price was approximately 15% less than the non-integrated sales price. Whereas during 1947 integrated housing units comprised 48.2% of the total Housing Act dwelling units, the percentage decreased to 30% during 1948. One of the factors contributing to this decrease was the policy of the Corporation not to increase its lending values as building costs rose.

Four hundred and ninety-one builders have undertaken the construction of housing projects under the integrated housing plan. In a few cases purchasers have lost down payments made to the builder, or have had to pay prices higher than contemplated, by reason of the contractor being unable to complete the house because of financial difficulties. While the plan is in essence a price fixing arrangement, some purchasers have not taken normal precautions in their dealings with the contractor, but have relied on the assumption that the agreement with the Corporation would give them protection against default by the builder. While there is nothing in the arrangement that justifies this assumption, steps are being taken to afford the purchaser greater protection.

Rental Insurance

During the six-month period of operations, applications approved under the Rental Insurance Plan amounted to 1,988 housing units. Sixty-two per cent were in the Province of Quebec, 26% in Ontario, and 12% in the Prairies (Table 7). The majority of the housing units were fully-serviced apartments. The average floor area per unit was 879 sq. ft., having an average monthly rent of $83.62, the average number of standard rooms being 3.9. At the end of the year 682 of this total had been accepted for mortgage financing by lending institutions. The Undertakings to Insure released by the Corporation to the builders for the majority of the remaining housing units were under consideration by various lending institutions. Failing financing by lending institutions, the Corporation has accepted one project as a direct loan.

Rental Insurance is provided to encourage housing units for rent, having a basic rental of $80.00 per month applicable to a fully-serviced apartment unit comprising 800 sq. ft. This area generally averages four standard rooms of 200 sq. ft. each, including bathroom. As a working rule, an average area in excess of 245 sq. ft. per standard room falls outside the intent of the plan. Some applications, therefore, have been discouraged owing to this condition.

Double Depreciation on Rental Housing

Applications during 1948 for double depreciation under the Income War Tax Act on rental housing projects were approved for 405 units, including 40 units under the Rental Insurance Plan. Because the builder under the Rental Insurance Plan does not file his Double Depreciation application until the Rental Insurance negotiations are complete, it is anticipated that Double Depreciation applications will increase (Table 20).

Direct Loans—(Section 31A)

Where the facilities of lending institutions were not available, the Corporation continued to make direct loans to suitable applicants. In 1948, 139 such loans were approved for a total of $1.3 million on the security of 279 dwelling units (Table 4(c)).

Loans to Limited—Dividend Companies

High construction costs during 1948 continued to handicap progress in the development of low rental housing projects under Section 9 of the Act which provides for loans to Limited-Dividend Housing Companies for low rental housing projects for rent to families of low income. During the year loans were approved totalling $711,280 for 115 housing units. Two loans were for extending existing projects, and two were for new projects (Table 4(b)). The corresponding figures in 1947 were loans totalling $399,510 for 75 units.

Increased interest in the facilities of Section 9 may result during 1949 from a special survey which has been conducted to determine the housing situation in "Company Towns" located in outlying areas. During 1948, 108 companies interested in approximately 165 company towns were approached with the request that detailed information be supplied on the housing situation in these towns. Particular attention was drawn to the lending facilities of Section 9. Many of the companies have expressed a desire to have discussions with officials of the Corporation to determine how best the facilities of the National Housing Act might be used to alleviate the housing shortage in the towns where these companies have interests.

Loans to Primary Industries

Section 9A provides for loans to lumbering, logging, mining and fishing companies to construct rental housing accommodation in outlying areas near or adjacent to the site of the companies' operations. In 1948 gross loans totalling $61,600 to provide 23 housing units were approved, one to a gold mining company in Quebec and the second to a logging company in British Columbia. Cancellation and changes of loans previously approved reduced the net business for 1948 to $6,600 for 4 units (Table 4(b)). The corresponding figures for 1947 were $390,600 for the construction of 105 units with six companies obtaining loans.

The facilities of Section 9A were made known to 1,450 companies eligible to receive loans. Interest has been evinced and this may result in increased Section 9A lending activity during 1949.

Guarantees to Life Insurance Companies for Approved Rental Projects

Section 11 of the Act authorizes the guarantee of a minimum return of 2½% to life insurance companies investing their funds in the construction of low or moderate-cost rental housing projects. No applications for construction of projects were received during 1948. Lack of activity in this Section of the Act may be attributed largely to high costs of construction.

Land Assembly by Lending Institutions

Section 11B, to encourage land assembly by approved lending institutions, was one of the 1947 amendments to the Act. The Section authorizes guarantees to life insurance companies and other approved lending institutions for the recovery of their investment plus 2% interest per annum, when such investment is to acquire and develop land for housing construction. During 1948 negotiations were concluded for three projects which will provide a total of 262 lots (Table 8). A number of projects approved during 1947 were sufficiently developed in 1948 to permit sales of lots. While the area of land developed under the provisions of this Section has been dis-

appointing, the land assembly technique is providing serviced lots for moderate-cost housing projects at prices considerably below the market price for comparable lots.

Direct Land Assembly by the Corporation

In 1948 a total of 189 acres of land in five different localities was acquired on the direct account of the Corporation to provide 1,039 serviced residential lots. Arrangements are being completed for the development of the land and the installation of services. There are two main objectives of the Corporation in effecting land assembly. The first is to satisfy the need for serviced land where such need is not being otherwise met. The second is to acquire parcels of land of sufficient size to permit the application of sound and desirable community planning principles.

Grants in Aid of Slum Clearance

A grant not to exceed $1,150,000 to assist in slum clearance in the City of Toronto was approved by the Governor in Council in 1948.

Section 12 of the National Housing Act authorizes the Minister, with the approval of the Governor in Council, to make grants to a municipality to assist in defraying the cost to such municipality of acquiring and clearing land suitable for a low rental or moderate rental housing project. The Corporation acts as an advisor to the Minister, and in certain cases the Minister has appointed the Corporation his agent for dealing with applications from municipalities. The land must be acquired and cleared by the municipality, with the approval of the province in which the municipality is situated, and must be sold by the municipality to a limited-dividend housing company or to a life insurance company for the purpose of constructing and operating the rental housing project. Such limited-dividend company or life insurance company must agree to construct and operate the rental housing project in accordance with Section 9 or Section 11 of the National Housing Act. The statute places a limitation on the amount of the grant, which must not exceed one-half the difference between the cost of the land and its clearance and the sale price to the limited-dividend company or the insurance company. The remainder of the cost of the land and its clearance over and above the sale price must be borne by the municipality. Thus the contribution by the municipality alone or by the municipality and the provincial government must equal that of the federal grant.

The City of Toronto is acquiring an area of approximately 42 acres bounded by Dundas, Parliament, Gerard and River Streets, and is turning this land over at a nominal sum to the Toronto Housing Authority, which was established by the City of Toronto pursuant

to a provincial statute. In its by-law creating the Housing Authority, the operations of the Authority were specifically limited so that it would qualify as a limited-dividend organization.

The project is to provide a total of 1,056 units, and construction has already commenced. The federal grant will be advanced progressively as land is acquired by the Housing Authority and construction proceeds. Because there is some vacant land within the area, it has been possible to proceed with construction without disturbing occupancy of existing units in the area. The Authority plans that when the first new housing units are complete, families presently occupying existing structures will be rehoused. The houses so vacated will be demolished, making land available for additional new construction.

Rental schedules have been developed for individual units, with monthly rentals to vary in accordance with the size and the total income of the family. The estimated rentals on this basis will leave a deficit in the operation of the completed project amounting to approximately $132,000 per year, which the City of Toronto has agreed to provide.

Rural Housing

The Annual Report of 1947 referred to the proclamation during that year of Section 14 of the Act which provides for loans to farmers to assist in the construction of new houses. During the latter part of 1947, following proclamation of the Section, facilities were established in the Regional and Branch Offices of the Corporation to receive applications from farmers and to process the loans. A booklet was published entitled "Farm Housing Loans" describing in detail the terms and conditions of Section 14 and where farmers should direct their enquiries and applications. This booklet is mailed to every farmer enquiring about the farm lending facilities of the Act. Enclosed with each booklet is a loan application form. Only four farm loans were approved during 1948. Of these three were in Alberta and one in Nova Scotia. The total amount of the four loans was $20,100 (Table 4(c)). It is interesting to note that in the case of each of the four loans the farm houses being constructed were to include wiring for electricity and modern plumbing facilities.

Bearing in mind the history of fluctuations in yields and crop values resulting from climatic and other factors in those areas of Western Canada where the production of grain is the chief source of income, it was decided that the terms of repayment of loans for the construction of new farm homes in such areas should be related to crop yields in a manner calculated to avoid the difficulties confronting both borrower and lender when terms of repayment do not take these factors sufficiently into account.

Any formula for a crop payment plan in the Prairie Provinces, in order to be workable, must either be supported by enabling provincial legislation or avoid conflict with existing legislation relating to crop payments. With a view to stimulating the interest of grain growing farmers in the construction of new rural homes, the Corporation adopted a crop payment formula exempting the first six bushels per acre of the annual yield of wheat and provided that one-half the annual yield in excess of six bushels per acre (basis, No. 2 Northern Wheat) be delivered on mortgage account. This formula equates at one-third of the crop when the yield reaches 18 bushels per acre. So long as the borrower complies with this formula his mortgage contract will not be considered in arrears regardless of crop yields.

The foregoing crop payment plan does not conflict with crop payment legislation in Alberta; only minor adjustments are required in legislation in Manitoba; but in Saskatchewan, certain provisions of the Farm Security Act have made it impractical to introduce this plan.

The continued scarcity of certain building materials, particularly plumbing and heating equipment and other materials of which steel is a component part, has made it inadvisable to encourage the use of the facilities of Section 15 of the Act. This section authorizes guarantees to manufacturers of plumbing and heating equipment or other component parts of houses provided such equipment is sold by the manufacturer concerned for installation in rural or farm homes. It is expected that when the materials situation does warrant, this Section will help to stimulate an active farm home modernization programme. While no projects have yet materialized under Section 15, discussions did take place during 1948 with one large manufacturer with a view to the mass production of a prefabricated plumbing unit especially planned for installation in farm houses already constructed but without modern water and plumbing systems. The unit is designed to be set in a common wall between the kitchen and bathroom. The company has been advised of the information required in submitting an application.

HOUSING ENTERPRISES OF CANADA Ltd.

Following the assumption of control of Housing Enterprises of Canada Ltd., by the Corporation in September, 1947, arrangements were made to transfer the housing units to the Corporation and wind up the various operating companies.

During 1948, 305 units were completed and rented, completing all 3,315 units initiated by Housing Enterprises of Canada Ltd. All but two of the operating companies have transferred their properties to the Corporation. It is anticipated that all companies will be wound up in 1949.

HOME IMPROVEMENT LOANS AND HOME EXTENSION LOANS

During 1948 net loans totalling $4,500 were approved for the construction of three new units. Total Home Extension Loans approved under this section to December 31st, 1948, number thirty-nine for sixty-eight units, with loans amounting to $114,090 (Table 9).

The proclamation of the Section dealing with Home Improvement Loans remains deferred except in British Columbia where it was proclaimed as a result of flood conditions. In 1948, it was again considered undesirable to encourage loans for home improvement purposes owing to the need to use scarce building materials for new housing units.

CONSTRUCTION

The year 1948 saw an increase in direct construction activities of the Corporation. Operations were running 25% higher than in 1947, with an average weekly expenditure for construction of about $1,018,000. Since the inception of direct house-building operations by the Government in 1941, some 38,000 housing units have been completed with expenditures of $209.5 million (Table 10).

During the year 6,934 housing units were completed and rented to veterans. At the beginning of 1948 there were 5,354 units under way. In the course of the year 8,301 additional units were started, with a further 1,024 contracted for but not yet started. At the end of the year 6,721 units were under construction. The majority of these will be completed early in 1949. Detailed statistics concerning construction operations are appended to this report (Tables 11 and 12).

The 1948 agreement for veterans' houses provided that the municipality supplied land and services up to the value of $600 per house site and the Corporation financed the cost of construction. If the value of land and services exceeded $600 the Corporation financed the excess as part of capital costs of construction, providing this additional cost fell within the ceiling placed on capital costs. The capital cost ceiling was set at a level to produce a rent of $37.50 a month for a five-room unit. In the 1948 programme of more than 8,000 units it was possible to obtain, on a direct or negotiated bid, firm price contracts within the base target. In two cases, projects could not proceed because of high construction costs. There were 83 projects put under construction during the year. In British Columbia, there were 1,151 units in 7 projects; in the Prairies, 2,525 units in 22 projects; in Ontario, 2,944 units in 39 projects; in Quebec, 695 units in 5 projects; and in the Maritimes, 986 units in 10 projects.

The 1948 veteran houses were of new design. Planning included improved general layout, added features, variation of exterior finish and simplification of construction. Particular attention to simpli-

fication and standardization of structural elements has led to easy on-site prefabrication; the result has been satisfaction on the part of the contractors and a better house produced at no increase in costs. On-site prefabrication, as distinct from factory prefabrication, involves the construction of panels for roofs and walls which are fabricated in jigs in a workshop on the site of the project. Full basements with hot air heating are incorporated, interior finish improved by better millwork, linoleum floors in kitchens and bathrooms and more cupboards and storage space. Special effort was made to bring about more economical and attractive project layouts in raw land developments. Greater interest in the individual houses was achieved by use of this technique, together with variation of exterior finish. From five basic types of houses a great many finishes were developed. These were made up of vertical and horizontal wood siding, wood shingles and shakes, varying colours of asbestos shingles, stucco, aluminum siding and striated plywood or a combination of these materials.

Applications from municipalities for participation in the 1948 programme were not accepted after September 1st, 1948. On December 23rd, 1948, however, the Minister of Reconstruction and Supply announced the continuation of the programme into 1949. In making the announcement the Minister stated that the Government was prepared to build within the terms of the 1948 agreement to the limit of available supply of labour, materials and serviced land. It is to be noted that in 1948 the limitation upon the number of rental units was the willingness and ability of municipalities to enter into an agreement with the Corporation, rather than any limitation imposed by the Government upon the number of rental units to be built.

REAL ESTATE ADMINISTRATION

Real estate administration expanded during the year in the field of maintenance and management of rental units, payments to municipalities in lieu of taxes, fire prevention, negotiations with municipalities and sale of real estate. Though the year saw a substantial increase in the sale of housing units and the return of Home Conversion properties to owners, this was more than offset by new construction so that there were 2,076 more units under rental administration at the end of the year than on December 31st, 1947.

Property Management

On December 31st, 1948, there were under administration 37,115 units of rental housing, consisting of 33,900 single units and 3,215 multiple units (apartments or suites). The distribution by provinces is shown in Table 15.

Rental revenue for the year 1948 totalled $13.0 million. Rentals three months or more in arrears totalled $15,298.96.

Steps were taken to bring maintenance into line with normal landlord-tenant relationship. This involved some curtailment of services hitherto provided which are usually assumed by a tenant, and maintenance is now confined to items usually assumed by an owner.

Attached to this report is a detailed analysis of the administrative expenses of rental projects (Tables 16 and 17).

At the beginning of the year former munition workers were tenants of 10,613 units. On December 31st, 1948, the number of units occupied by non-veterans had decreased to 8,464. The remaining 28,651 units under rental administration were occupied by veterans of World War II.

As vacancies occur in the older projects and as new units become available, allocations are confined to veteran applicants. Each applicant is given a priority rating based upon length and sphere of service with the Armed Forces, pensionable disability, number of dependents, present housing accommodation and ability to pay rent. The successful application of any rating system depends to some extent on the exercise of sound and fair administrative judgment and therefore requires some margin of tolerance. Generally, however, the system works satisfactorily and is given wide support.

It is interesting to recall that on December 31st, 1947, there were 48,353 veteran applications on hand for rental units. Allocations in the course of the year consisted of 3,221 re-allocations of vacancies in existing units and 6,934 allocations of new units to veterans; nevertheless, the number of unfilled veteran applications at the end of the year totalled 54,274. Of this total there were 27,307 originating in the metropolitan areas of Halifax, Montreal, Toronto, Vancouver and Winnipeg. These figures indicate the difficulties inherent in the application of the rating system and in the allocation of rental houses.

Payments to Municipalities

At the close of 1948 payments in lieu of taxes had been made to 136 municipalities to a total of $1.2 million for the year.

Fire Prevention

The Corporation has intensified its activities in the work of fire prevention. During 1948 total fire losses amounted to $31,512 distributed as follows:

Single and multiple housing units.....	$18,202
Emergency Shelters administered by the Corporation.....	13,282
Staff House, Hamilton, Ontario.....	28
Total.....	$31,512

The Corporation carries self-insurance for fire loss. The fire loss ratio in 1948 was satisfactory, amounting to 85c per unit, against an anticipated loss of $2.00 per unit. This low fire loss ratio reflects the continuance of the co-operation received from tenants. Our experience, however, shows that constant vigilance is necessary to guard against fire hazards resulting from various kinds of carelessness and overloading of electrical circuits.

Home Conversion Plan

As at January 1st, 1948, the Corporation was operating 252 properties converted under the Home Conversion Plan. No new units were created in 1948 because of the high cost of permanent conversions and the lack of large residences suitable for conversion. Under the arrangements whereby the owners of Home Conversion properties may purchase the leasehold interests of the Corporation on payment of the estimated anticipated net rental receipts, 35 properties were returned to the owners during 1948. This reduced the number of properties under administration, as at December 31st, 1948, to 217, comprising 1,827 housing units.

Negotiations with Municipalities

This activity comes under three headings:

(a) Negotiations leading to the construction of new rental projects.

(b) Negotiations resulting from applications by municipalities for increased payments in lieu of taxes.

(c) Negotiations of municipal agreements for former munition workers' houses to extend their period of rental, subject to the installation of permanent foundations and to permit their sale.

Under heading (a), negotiations were actively conducted with 80 municipalities during 1948 which led to agreements for the construction of 9,003 rental units.

Under heading (b), arrangements with municipalities on pre-1948 rental units provided for annual payments in lieu of taxes at $24.00 for two bedroom units and $30.00 for units with more than two bedrooms. The difference between these payments and the amounts which would ordinarily be assessed for taxes represents a subsidy by the municipality concerned. At the request of municipalities these payments have now been increased in respect of 10,446 housing units and the increase reflected in higher rentals. Higher rentals have not occasioned hardship to individual tenants; yet, in the aggregate, they have served to improve the financial position of those municipalities that have applied. Where increases have been made, they substantially conform to the arrangements with municipalities under

the 1948 construction programme which provided for payments in lieu of taxes of $70.00, $75.00 and $80.00 per year for four, five and six room units respectively. The Corporation records its readiness to act on applications by municipalities which have not thus far applied for increased payments in lieu of taxes with respect to pre-1948 rental housing projects.

Under heading (c), the agreements with municipalities, under which 17,000 munition workers' houses were erected during World War II, contained a provision for their termination six months after the official proclamation of the cessation of hostilities. The need for these houses is a continuing one and accordingly municipalities have been approached with a view to extending the term of the original agreements subject to the installation of concrete foundation walls and to permit their sale.

During the year municipal agreements were renegotiated with 21 municipalities, thereby extending the sales programme by a further 3,427 munition workers' and servicemen's housing units and bringing the totals at the end of 1948 to 9,848 housing units in 57 municipalities.

The Corporation wishes to extend its appreciation of the co-operation of Canadian municipalities and, in doing so, fully recognizes the problems confronting them in the housing field.

Sales

During 1948, 375 housing units were sold en bloc to municipalities and 2,965 units to individuals, representing a total sales value of $9.7 million (Tables 13 and 14). From the inception of the sales programme in 1946 to December 31st, 1948, total value of sales has amounted to $14.3 million.

Sales contracts three months or more in arrears of payments at December 31st, 1948, numbered five, being .0011% of accounts outstanding. One sale agreement has been cancelled.

Pursuant to the terms of sale of munition workers' houses permanent wall foundations were installed under 1,271 units.

Ajax Development Project

An item of special interest is the Ajax project, located 24 miles east of Toronto, fronting on Lake Ontario and served by the main line of the C.N.R. and a four-lane concrete highway. This was a major wartime project for the production of explosives and heavy ammunition. It comprises a land area of approximately 3,000 acres, many wartime industrial buildings which can be converted to peacetime pursuits and 600 single unit dwelling houses. The development includes a central heating plant to service industrial needs. The water

and sewage system, whilst adequate for their original purpose, will require considerable re-adjustment to meet the requirements of permanent development.

Since the conclusion of the war the Ajax project has been used mainly by the University of Toronto to meet the needs of post-war university training of Canadian veterans. This programme now nears completion and in May, 1948, the whole project was transferred from War Assets Corporation to this Corporation.

Plans for peacetime use of this development are being worked out in close co-operation with the provincial Departments of Planning and Development and Municipal Affairs. Several industrial concerns have already decided to locate at Ajax and present indications are that this venture will be successful in converting what would otherwise be a ghost town into a balanced peacetime community. Ajax will be soundly planned towards the development of industrial and commercial enterprise in balance with residential expansion, together with educational and recreational facilities.

RESEARCH AND INFORMATION

In addition to its other tasks, the Corporation has a responsibility for improving housing conditions throughout the country. Since about 23% of all new residential construction in Canada is now initiated through the National Housing Act and by direct construction by the Corporation (compared with about 18% in 1947), it is inevitable that the standards of performance required by the Corporation are exercising an increasing influence upon building practice. The Corporation's staff in regional and branch offices has provided an accessible source of information, advice and supervision and the Corporation's methods have introduced greater uniformity in loaning procedure.

The responsibility for improving Canadian housing conditions arises not only from the very nature of the Corporation's leading role in housing affairs but also because of the specific terms of Part V of the National Housing Act and the funds thereby made available for research and education. These funds have not only enabled the Corporation to develop its own research staff but have also provided for grants to be made to universities and other organizations. During 1948 the organization of this programme has been further developed. The information supplied to the public as a result of the Corporation's research activities has created a broader understanding of housing problems and progress. The publication of house designs has assisted both builders and house purchasers.

During the year, expenditures for research and information amounted to $284,411 (Table 18). Of this amount, $146,779 was spent directly by the Corporation and the remainder represented grants to

other governments departments or to institutions, details of which follow:

1. *Economic and Related Research*

In conjunction with Government departments and other organizations, the Corporation is actively engaged in remedying the deficiencies which have existed in the assembly and interpretation of factual information on housing. The work includes such fields as investigations into housing conditions, the adequacy of existing housing accommodation in Canada, factors affecting the costs of construction and the volume and conditions of mortgage lending.

In co-operation with the Dominion Bureau of Statistics, a monthly survey is made of the number of housing units started, completed and under construction in Canada. Staff of the Corporation conducts the survey in cities and towns of 5,000 population and over, which information is supplemented by sample surveys by the Bureau of Statistics so as to obtain a complete record of housing accomplishments in Canada. Studies are under way to measure the quantity of housing stock, additions resulting from new construction and reductions owing to demolitions and destruction. An attempt is being made to relate annual surveys to the more comprehensive measurement of housing stock undertaken every ten years in conjunction with the census. In this connection the Corporation is co-operating with the Dominion Bureau of Statistics to assure the maximum usefulness of the next housing census to be taken in 1951. This includes an examination of both housing and land use data. The Corporation is continuing to examine construction costs, residential construction trends, supply of building materials and availability of construction labour.

Pertinent facts on Canadian housing, together with the record of Government agencies in the housing field, are published regularly in a quarterly entitled "Housing in Canada". Since the inception of this work the Corporation has increased the economic and the statistical information on housing supply and demand and improved the quality of the data from the user's point of view. Supplementing investigations in the domestic field, surveys of foreign experience in housing have been undertaken and published in the quarterly review "Housing Progress Abroad".

Under Section 27 of The Central Mortgage and Housing Corporation Act, the Corporation is investigating by monthly survey the volume and conditions of mortgage lending. Recently the surveys have been expanded to cover mortgage lending by co-operatives. Special investigations have been made into the sources of equity and principal methods of financing home ownership. The first annual report in this field of research was published in "Mortgage Lending in Canada, 1947" and continues as a regular publication.

Assistance has been given to various Universities in the investigation of regional and local housing conditions and problems. The University of Toronto has studied the housing needs of metropolitan Toronto and rental systems in public housing with special reference to the Regent Park rehousing project. Laval University has been studying population growth and its impact on housing in Quebec City. The University of British Columbia has been investigating the social and financial costs of sub-standard housing in Vancouver and possible remedies. Dalhousie University is engaged in a study of housing and municipal government with particular reference to conditions in the Maritimes. These studies represent a valuable supplement to the research work on a national scale undertaken by the Corporation.

Expenditures in this field in 1948 amounted to $124,182.

House Design

The influence of the Corporation upon housing design has been exerted largely through the application of its own standard requirements published in the Corporation's booklet entitled "Building Standards". The general level of design has been raised by the Corporation's requirements respecting such design features as the separation of sleeping, working and living space, the provision of adequate cupboard space and the enlargement of space around dwellings. The structural requirements have also demanded adequate insulation and bracing and the Corporation has been a pioneer in the introduction of vapour barriers.

The practice of retaining qualified architects to prepare house designs for sale to the public was continued during 1948. About 70 plans were published of which the majority were the work of private architects.

Expenditures in this field in 1948 amounted to $10,877.

Rural Housing Investigations

The provision of more suitable plans for new farm houses, the development of improved methods for repairing, remodelling, heating, installing water pressure and sewage disposal systems and spray painting for farm homes, formed the major part of the programme conducted during 1948 by the Prairie and British Columbia Rural Housing Committees established in 1947. On the Prairie Committee are representatives of the governments of the three Prairie Provinces, the three Prairie Universities, the federal Department of Agriculture and Central Mortgage and Housing Corporation. The Government of British Columbia, the University of British Columbia and the Corporation are co-operating in the work of the Committee in that province. We feel that the work of these Committees has been

noteworthy and that important contributions are being made towards better living conditions in rural areas.

During 1948 a Committee similar in organization to that on the Prairies was established in the Maritimes with all three provincial Maritime governments participating. In the first year of operation this Committee is making a special study of the research findings of the other two Committees, to determine to what extent their various recommendations apply to conditions on Maritime farms.

The Corporation has made grants amounting to 55% of the cost of conducting farm housing research activities, the Provincial Governments contributing the remaining 45%.

Two publications were issued during the year as a result of the work of these two Committees. A bulletin, "Farm Houses", published by the Prairie Committee contains 10 suggested farm house designs. This bulletin is supplied free to farmers on request and working drawings for all 10 designs are available and can be purchased at a modest price from any one of the three Provincial Governments or from any office of the Corporation. "Heating the Farm Home" is the title of another bulletin prepared by the Prairie Committee. A booklet entitled "Repairs to the Farm Home" was issued during 1948 by the British Columbia Committee. Other publications on farm water supply, farm sewage disposal, remodelling farm houses, fire prevention and rural community centre designs will be issued as the research programme proceeds.

To secure additional information on the requirements of farm house design and equipment, to receive suggestions of problems needing further study, and to stimulate interest in farm housing improvement, a Better Farm House contest was sponsored in every Province during 1948 by the Corporation and by each Provincial Government. Organized local groups of farm women such as Women's Institutes were eligible to enter the contest. A variety of questions about the designing, modernizing and equipping of farm houses were presented and local groups were invited to discuss the questions at their meetings and to submit collective answers. A total of $400 in prize money was made available for each Province.

A total of 1,008 farm women's groups entered submissions with a combined membership estimated to be about 32,000 women. From the information thus provided a bulletin is being written which will review the need in farm homes for hot and cold water pressure systems, modern bathroom facilities, electricity and more information on fire prevention methods and fire extinguishing equipment.

Expenditures in this field in 1948 amounted to $34,889.

Building Research

The Corporation receives numerous enquiries of a technical nature submitted by builders, home owners, material supply dealers and

manufacturers. These enquiries, together with others which are raised by the Corporation's own building programme, are directed to the National Research Council. The Division of Building Research of the Council provides technical consultation and has agreed to fulfil the research needs of the Corporation.

It is the responsibility of the Corporation to determine the eligibility of building materials and methods which may be used in housing financed under the National Housing Act and also on housing built by the Corporation itself. In determining such eligibility the Corporation seeks the advice of the Division of Building Research and other Government and private agencies. In collaboration with the Canadian Standards Association and the Canadian Government Specifications Board, the Corporation has also initiated the establishment of performance standards pertaining to the production and installation of building materials.

It has been the endeavour of the Corporation to assist wherever possible in the development of new materials. Such technical assistance has been provided in the development of the following building features:

(1) a gypsum building block for wall construction

(2) a house with aluminum frame, wall and roof

(3) a type of aluminum window

(4) a pre-cast concrete cavity wall system

(5) a type of flooring utilizing wood wastes.

In such instances, the Corporation has been willing to assist the industry by introducing suitable experimental products in its own building operations in order that the performance may be evaluated before the product is made available for general distribution.

Other experimental work which the Corporation has initiated has been an investigation into the failure of paint finishes on various kinds of wood surface, and two experimental houses have also been erected to assist the Division of Building Research in an effort to devise new and economical construction methods.

Community Planning

The construction of housing in projects containing considerable numbers of units is becoming a significant characteristic of the housing programme. The larger projects under the integrated housing plan have shown the advantages of planned house grouping. The Corporation's own direct construction of veterans' housing has involved projects ranging in size from 50 to 500 units. Land assembly procedures sponsored by the Corporation have required plans for projects containing as many as 1,300 units. This trend in housing

development has pointed out the necessity for a continuing study of planning techniques involving the selection of sites and the relating of project designs with local community plans.

In the broad educational field the Community Planning Association of Canada has continued to receive financial support and during 1948 conducted five regional conferences attended by planning consultants, officials and the public. It has expanded its publication of information material.

Fellowships for students of planning have been supported and a summer school for planning technicians organized by McGill University was endorsed by the Corporation. Studies of planning techniques have been based on the material provided by the Prairie Land Use Survey of 1946.

Expenditures in this field in 1948 amounted to $84,384.

Educational Work

Employing many media, the Corporation again undertook in 1948 an extensive educational programme designed to assist in broadening understanding of the problems inherent in housing and community planning.

Exhibits: Because they provide an efficient and economical method of reaching large audiences, exhibition activities were expanded substantially during the year. Emphasis was again directed towards making known the facilities afforded by the National Housing Act. A travelling unit was displayed at the annual summer exhibitions in Brandon, Manitoba; Calgary and Edmonton, Alberta; and Saskatoon and Regina, Saskatchewan. The same exhibit appeared at the Canadian National Exhibition, Toronto, and subsequently at the Western Fair, London, Ontario, and the Royal Agricultural Winter Fair, Toronto. A second unit was designed and constructed for use at the Pacific National Exhibition, Vancouver, and a third display appeared at the Central Canada Exhibition, Ottawa.

Films: "Operation Integrated", a two-reel colour sound film on the integrated housing plan, was completed during the year and prints were distributed through the film libraries associated with the National Film Society of Canada. Requests for prints of "Tale of New Cities", a community planning film produced in 1947, continued in good volume and many requests were received from abroad. To supplement the exchange of information between Canada and the United States, prints were placed with a distributing agency in Chicago.

Printed Material: In the field of printed material, most existing pamphlets were revised in the light of legislative or policy changes and several new booklets were prepared and issued. These include "Loans to Primary Industries" an explanation of Section 9A of the

National Housing Act; a "Dictionary of House-Building Terms"; and a prospectus on the Ajax Development Project.

House Plans: Distribution of approved house designs and plans continued on an extensive scale in 1948. Each plan, which sells for the nominal price of $10 per set, conforms to the Corporation's building standards. The service is finding increasing favour with prospective house-builders in Canada and 3,485 sets of plans were sold in 1948.

Demand for the Corporation's house plans also arises in part from the wide-spread sales of "67 Homes for Canadians" and distribution of other books of approved designs. Sales of "67 Homes for Canadians" in 1948 totalled 10,316 copies, bringing distribution since publication in February, 1947, to 29,200 copies. This volume has now been withdrawn from sale.

As successors to "67 Homes for Canadians", four new books of house designs were prepared in the autumn of 1948. Entitled "Small House Designs—Bungalows", "Small House Designs—1½-Storey", "Small House Designs—2-Storey" and "Small House Designs—Duplexes", these were scheduled for distribution early in 1949. In addition, a limited supply of "Farm Houses", issued under the direction of the Prairie Rural Housing Committee, was purchased by the Corporation and copies are available on request.

Other Activities: A large volume of written material was prepared to meet an increasing number of requests by daily and weekly newspapers, magazines and trade papers. To meet similar demands, extensive photographic coverage of housing projects in Canada was undertaken.

The "N.H.A. Design-of-the-Month" service to daily and weekly newspapers was continued and a column of questions and answers, "You Asked About the National Housing Act", was also made available to the same media. A monthly bulletin of housing information suitable for broadcast purposes was again issued to radio stations and the "Builders' Bulletin" continued to provide a useful liaison between the Corporation and builders throughout Canada. Rounding out the educational activities, a report dealing with current developments in Canada in the fields of housing and community planning was prepared quarterly for the Secretariat of the United Nations.

Expenditures in this field in 1948 amounted to $30,079.

EMERGENCY SHELTER

By the end of December, 1948, 10,304 units of Emergency Shelter had been provided by municipalities and universities and the Emergency Shelter Administration, of which 860 were completed during 1948. Government commitments toward the cost of these units

totalled $5.0 million. University projects for married veteran students provided 1,609 of the total units. The large decrease in Emergency Shelter completions from the 1947 figure of 3,751 units was owing largely to the lack of surplus buildings suitable for conversion. Buildings with original cost of nearly $11 million have been leased to municipalities and universities for Emergency Shelter purposes (Table 19).

Prior to 1948, 374 units had been closed. During the year, an additional 642 units were closed, and nine units destroyed by fire. The distribution of these 651 units among university, municipal and Corporation projects was 30, 164 and 448 respectively. In some cases projects were closed because of the extremely low quality of the accommodation, and many of the occupants were housed in newer projects; in other cases an over-all easing of the housing situation lessened the demand for Emergency Shelters.

The Government revoked the Emergency Shelter Regulations, Order in Council P.C. 9439, as from December 31st, 1948. The activities of the Corporation with respect to Emergency Shelter during 1949 will be limited to meeting outstanding commitments, the operation of projects under Corporation administration and the administration of the Crown's interest in buildings leased to municipalities and universities for Emergency Shelter purposes.

PRIORITIES

During 1948 the Corporation continued a close liaison with the Priorities Officer of the Department of Reconstruction and Supply. This work covered both the granting of building material priorities and the supply of building materials. The Corporation recommended priorities for 20,058 dwelling units, covering units being built under the Veterans' Rental Programme, Integrated Housing, Basic Industries in remote areas, houses for veterans with a controlled end sales price, Rental Insurance Housing and Married Quarters for armed service personnel. In addition, priorities were granted to 4,446 individual veterans building their own houses.

ACCOUNTS

Submitted herewith are the accounts of the Corporation for its fiscal year ended December 31st, 1948, consisting of a Balance Sheet, duly certified in accordance with the Act, together with schedules of Real Estate and Loans, and a Statement of Income and Expenditure and Reserve Fund account for the calendar year.

The present financial statement differs in a marked degree from the statements of previous years as a result of amendments to the National Housing Act passed at the last session of Parliament. In view of these extensive changes the various assets and liabilities of the Corporation are commented upon in some detail.

The amendments referred to transferred the assets and liabilities of Wartime Housing Limited to the Corporation and authorized the transfer by Order in Council of Crown-owned lands to the Corporation. Accordingly, all properties that were owned by His Majesty and upon which Wartime Housing Limited had built housing projects and the leasehold properties administered under the Home Conversion Plan were transferred to and vested in the Corporation, effective April 1st, 1948. Up to that time, these properties and leasehold interests were administered by the Corporation on behalf of His Majesty on an agency basis. Thereafter they were held as properties belonging to the Corporation. The Assets so taken over consisted of:

Accounts Receivable
Inventories of construction and maintenance materials
14,486 war workers' houses
19,539 servicemen's houses
Leasehold properties, comprising 2,011 housing units
Vacant land for housing development
Miscellaneous buildings such as staff houses, schools, warehouses, etc.
Agreements for sale
Security deposits held for contractors

BALANCE SHEET

ASSETS

Cash—

The cash position of the Corporation is satisfactory, and is maintained at a level to meet current requirements. The reserve of borrowing power under Section 24 of the Corporation Act is available as further funds are required.

Accounts Receivable—

Accounts Receivable consist principally of amounts due in respect of materials provided to priority house builders, and arrears of rentals.

A reserve of $47,909.39 has been provided against anticipated losses on accounts other than rentals. Unpaid rentals at December 31st, 1948, amounted to $61,969.71 (including those taken over from Wartime Housing Limited), against which a reserve for Bad Debts of $30,979.41 has been provided. Compared with annual rental revenue of approximately $13.0 million the anticipated loss by Bad Debts is considered satisfactory.

Inventories—

The value of inventories shown in the Balance Sheet is based on cost or market value, whichever is lower. Deteriorated materials

taken over from Wartime Housing Limited and those surplus to current requirements have been written down to realizable values.

Loans—

Loans made under the Housing Acts, consisting of the Corporation's share of Joint Loans and loans made directly by the Corporation under the various provisions of The National Housing Act, 1944, are detailed in appendix A-1, which shows advances and repayments during the year.

Shares in Housing Enterprises of Canada Ltd.—

These shares were purchased in 1947 when the Corporation assumed control of the properties of the Housing Enterprises companies. The shares of the parent company will be held until the charters of all the operating companies are surrendered.

Agreements for Sale—

These receivables arise from the sale of war workers' and servicemen's houses. At April 1st, 1948, the Corporation took over from Wartime Housing Limited existing agreements with unpaid balances of $3,671,171.20. They were placed on the books at face value. The remainder of the $9,525,027.81 shown in the Balance Sheet represents the balance of purchase price in respect of sales made subsequent to April 1st, 1948, including accrued interest.

Advances to Municipalities and Others—

Under 1948 municipal agreements, a portion of the cost of services has been advanced to municipalities, repayable over a period of ten years. These advances amount to $428,317.87. The remainder of this item in the Balance Sheet consists of recoverable advances made for housing projects and installation of services.

Real Estate—

The properties taken over from Wartime Housing Limited have been included in the accounts of the Corporation at book values conforming to the various municipal agreements. In the case of war workers' units, the agreements provide for the removal or demolition of the houses within six months of the date of the official declaration of the cessation of hostilities. The valuation has therefore been established at six months' net rental, or $100.00 per house.

Servicemen's houses built under programmes up to and including 1947 are subject to municipal agreements which provide an option to each municipality to purchase the houses, en bloc, at $1,000.00 each at the expiration of a period of years determined by the cost of

construction. The present value of net rentals for this period and the option purchase price is estimated to average $3,000.00 per unit. Accordingly, these properties have been taken into the books of the Corporation at this figure.

Buildings in use by the Corporation, and other miscellaneous buildings taken over from Wartime Housing Limited, have been valued at an average of $2.00 per square foot. Vacant land is shown at the actual cost of acquisition.

Leasehold properties, which include a staff house at Hamilton and Home Conversion Plan units, have been valued at the estimated net rentals during the life of the existing leases.

Housing units constructed by the Corporation since April 1st, 1948, from funds provided under Section 34 of the National Housing Act, are valued at cost and are so carried in the Balance Sheet.

Properties acquired under guarantee agreements during 1948 are the unsold houses which have reverted to the Corporation under the terms of the Integrated Housing Plan. The Balance Sheet value is the cost of acquisition to the Corporation.

Limited-Dividend Companies' housing acquired by the Corporation represent 3,014 of the 3,313 units constructed by Housing Enterprises of Canada Ltd. These have been taken into the balance sheet at cost.

The lands and industrial plant at Pickering, Ontario, formerly operated by Defence Industries Limited, and now known as the Ajax Industrial Development, were transferred to the Corporation as of May 1st, 1948. These lands and buildings have been valued at $999,284.00, based upon the original cost of acquisition of the land and services and a nominal valuation of the buildings.

The proceeds of the sales of all property acquired under Section 34 of the National Housing Act are accountable through the Reserve Fund of the Corporation.

Depreciation and Amortization—

Depreciation is being provided on the following basis:

Servicemen's Houses— At an average of $100.00 per unit per annum, sufficient to write off the book values during the life of the municipal option agreements. For servicemen's houses under the 1948 programme, at rates of 2% or 2½%, to conform with the term of the municipal agreement.

Housing Enterprises Properties—At 2½% per annum.

Buildings in Corporation Use and Miscellaneous Buildings—At 5% for frame buildings and 2½% for masonry buildings.

Leasehold Properties—At rates sufficient to write off the asset on expiration of the leases.

Where applicable, the provision for depreciation is calculated at rates sufficient to provide funds for the retirement at maturity of debentures issued under Section 34 of the National Housing Act.

LIABILITIES

Accounts Payable—

Normal current operating accounts for December, 1948, amount to $415,821.57. There are also contractors' accounts for construction work carried out to December 31st, 1948, amounting $3,750,607.50, to be paid in January, 1949. Tenants' security deposits amount to $178,807.97.

Liability to the Minister—

The amount of $222,239.82 shown in the Balance Sheet represents the unspent balance of the advance for Emergency Shelter expenditure.

Contractors' Holdbacks and Security Deposits—

These holdbacks and deposits are releasable progressively on completion of construction contracts.

Prepayments—

This item represents cash received on sales of property where agreements for sale are under process, and rentals paid in advance of due date.

Employees' Retirement Fund—

The Employees' Retirement Fund shows a net decrease of $15,850.28 from 1947, resulting from transfers of employees' deposits on their admission to the Corporation Pension Fund.

Borrowings—

Borrowings from the Government of Canada in 1948 for loaning purposes under the National Housing Act amounted to $7,000,000.00. Borrowings for construction purposes during 1948 amounted to $40,000,000.00.

Unrealized Capital Surplus—

This account arises from the free acquisition of properties and agreements for sale under Section 34. It has been increased during the year under review by the net sale price of properties sold at figures in excess of book values, and reduced by transfers of cash realizations to

the Reserve Fund. At the year-end the composition of the account is:

Assets acquired under Section 34 of the National Housing Act after providing for expenditures on houses incomplete at March 31st, 1948	$61,001,602.55
Sales of properties after March 31st, 1948	6,693,719.78
	$67,695,322.33
Less transfers of cash realizations to Reserve Fund.	1,998,596.26
Balance per Balance Sheet	$65,696,726.07

STATEMENT OF INCOME AND EXPENDITURE

The following is a summary of the revenues and expenditures of the Corporation for the year 1948, details of which may be found in the Statement of Income and Expenditure.

Gross Revenue		$11,533,400.85
Less: Expenditures—		
Administration	$3,029,246.93	
Maintenance and Depreciation of Properties	5,233,542.53	
Interest on Borrowings	766,110.80	
		9,028,900.26
Net Income transferred to Reserve Fund		$ 2,504,500.59

Revenues include management fees and sales commissions on Wartime Housing properties under the expired agency management agreement for the first three months of the year, and rentals of properties for the last nine months of the year.

Reserve Fund—

Realizations from the disposal of properties taken over under Section 34 have been credited directly to Reserve Fund.

The Reserve Fund at December 31st, 1948, accumulated to $7,160,194.42, as detailed in the Appendix to this report. In accordance with Section 31 of The Central Mortgage and Housing Corporation Act, the excess of the fund over $5,000,000.00 amounting to $2,160,194.42, has now been paid to the Receiver-General.

ORGANIZATION

The organization of the Corporation has undergone little change during the year. At Head Office a Research Committee has been established to expand and co-ordinate activities under Part V of the National Housing Act. A general expansion of the business of the Corporation necessitated additional field offices. At the end of the year there were five Regional Offices, twelve Branch Offices, thirteen District Rental Offices, eighty-nine Rental Sub-Offices and sixty-four Bank Collection Points.

STAFF

On December 31st, 1948, the regular staff of the Corporation numbered 1,345, an increase of 173 since the corresponding date in 1947. In addition to regular staff the Corporation employs part-time janitors, day labourers and other help on a temporary basis as required. During 1948 the monthly average number of persons engaged on this basis was 596. The over-all increase in Corporation staff is the result of increase in the volume of loans, greater number of properties under management and wider activity in construction. The industry, efficiency and loyalty of the employees has been demonstrated by the manner in which a substantial increase in activity has been handled with a relatively small increase in staff. The Board wishes to record its appreciation to all members of the staff who have so willingly met the heavy demands made upon them during the year.

Yours very truly,

D. B. MANSUR,
President.

CENTRAL MORTGAGE AND HOUSING CORPORATION

FINANCIAL STATEMENTS

31ST DECEMBER, 1948

CENTRAL MORTGAGE AND
BALANCE SHEET AS AT

ASSETS

Cash		$ 1,387,784.87
Accounts Receivable (less $78,888.80 provision for bad debts)		338,992.92
Inventories of Construction and Maintenance Materials—at cost or at estimated realizable value, whichever is lower		1,488,214.92
Loans under the Housing Acts, including $359,972.68 accrued interest		41,207,048.46
Shares in Housing Enterprises of Canada Ltd. (wholly owned)		750.00
Agreements for Sale, including $23,443.35 accrued interest		9,525,027.81
Advances to Municipalities and others on deferred repayment terms		811,071.46
Real Estate, at cost or at values placed by the Board of Directors on properties taken over under Section 34 of The National Housing Act, 1944 (less $2,101,272.38 provision for depreciation):		
Business premises for Corporation use	$ 157,384.69	
Constructed for Rental	114,656,756.88	
Acquired under guarantee agreements	668,732.84	
Leasehold properties	1,291,136.02	
Other Real Estate	2,037,844.69	
		118,811,855.12
Office Furniture and Sundry Equipment (less $85,713.92 provision for depreciation)		163,219.88
Contractors' Security Deposits held by the Department of Finance		322,184.30
Other Assets		28,117.01
		$174,084,266.75

NOTE:—No provision has been made in the above Statement for possible losses in respect of joint loans made with lending institutions and guarantees and other commitments under the Housing Acts which are the obligations of His Majesty under these Acts.

D. B. MANSUR,
President

C. D. ARMITAGE,
Chief Accountant

HOUSING CORPORATION

31st DECEMBER, 1948

LIABILITIES

Accounts Payable and Sundry Accrued Charges	$ 4,345,237.04
Due to the Minister of Reconstruction and Supply	222,239.82
Contractors' Holdbacks and Security Deposits	3,611,786.30
Rents and Other Payments received in advance	569,338.03
Employees' Retirement Fund	56,046.85
Due to Receiver General under Section 31 of The Central Mortgage and Housing Corporation Act	2,160,194.42
Borrowings from the Government of Canada under Section 23 of The Central Mortgage and Housing Corporation Act, evidenced by debentures of the Corporation, including $231,714.62 accrued interest (for lending under the Housing Acts)	27,231,714.62
Borrowings from the Government of Canada under Section 34 of The National Housing Act, 1944, evidenced by debentures of the Corporation, including $190,983.60 accrued interest (for acquisition and construction of Real Estate)	40,190,983.60
Unrealized Capital Surplus, including surplus arising from valuations of property acquired under Section 34, The National Housing Act, 1944	65,696,726.07
Capital: Authorized and paid up	25,000,000.00
Reserve Fund	5,000,000.00
	$174,084,266.75

AUDITORS' REPORT

To the Minister of Reconstruction and Supply, Ottawa.

We have examined the above Balance Sheet of Central Mortgage and Housing Corporation as at 31st December, 1948, and have received all the information and explanations we have required. We report that, in our opinion, it is properly drawn up so as to exhibit a true and correct view of the state of the Corporation's affairs as at that date, according to the best of our information, the explanations given to us and as shown by the Books of the Corporation.

(Sgd.) MAURICE SAMSON, C.A.,
of the firm of Chartré, Samson, Beauvais, Gauthier & Cie.

(Sgd.) K. W. DALGLISH, C.A.,
of the firm of Deloitte, Plender, Haskins & Sells

Ottawa, Canada—19th February, 1949.

CENTRAL MORTGAGE AND HOUSING CORPORATION STATEMENT OF INCOME AND EXPENDITURE FOR THE YEAR ENDED 31ST DECEMBER, 1948

INCOME:		
Interest earned on Loans under the Housing Acts	$1,117,840.70	
Less: Interest on borrowings from the Government of Canada for loaning under the Housing Acts	683,202.30	434,638.40
Property Rentals	9,629,788.43	
Less: Interest on borrowings from the Government of Canada for investment in completed properties	82,908.50	9,546,879.93
Other Income		784,021.72
		10,765,540.05
EXPENDITURES:		
Administration:		
Salaries, Head Office and Branches	$1,833,593.58	
Pension Fund, Retirement Fund, Group and Unemployment Insurance and Medical Services	361,434.39	
Directors' Fees and Expenses	6,377.73	
Auditors' Fees and Expenses	20,000.36	
Legal Expenses	18,999.85	
Office Supplies and Expenses	194,264.68	
Telephone and Telegraph	74,507.59	
Rental and expenses of administrative premises	135,020.15	
Travel Expenses and use of employee-owned cars	247,460.32	
Information services, films and plans	55,036.47	
Depreciation on furniture and equipment	35,159.26	
Other expenses	47,392.55	
Sub-Total	3,029,246.93	
Property Expenses:		
Repairs and Maintenance of Properties	1,873,815.42	
Payments to Municipalities in lieu of Taxes and for services	1,235,547.23	
Depreciation on Real Estate	2,124,179.88	
Sub-Total	5,233,542.53	
Total Expenditures		8,262,789.46
		2,502,750.59
Add: Profits realized from sales of real estate		1,750.00
Balance transferred to Reserve Fund		$2,504,500.59

CENTRAL MORTGAGE AND HOUSING CORPORATION
RESERVE FUND

Credit Balance as at 31st Dec., 1947..	$ 374,745.77	
Add: Transfer from Income and Expenditure Account for year 1948.....	2,504,500.59	
Add: Proceeds from sale of properties acquired under Section 34 of The National Housing Act, 1944.....	1,998,596.26	
Add: Net Current Assets acquired under Section 33 of The National Housing Act, 1944.....	2,282,351.80	7,160,194.42
Deduct: Amount transferred to the credit of the Receiver-General.....		2,160,194.42
Credit Balance as at 31st December, 1948, as limited by Section 31 of The Central Mortgage and Housing Corporation Act.....		$5,000,000.00

Appendix A-1

CENTRAL MORTGAGE AND HOUSING CORPORATION
SCHEDULE OF LOANS UNDER THE HOUSING ACTS FOR THE YEAR ENDED 31st DEC., 1948

	Balance December 31, 1947		Advances During 1948		Repayments and Dispositions During 1948		Balance December 31, 1948	
	No. of Loans Outstanding	Value	No. of New Loans	Total Advances	No. of Loans Paid in Full	Total Principal Repayments	No. of Loans Outstanding	Value
Joint Loans: (Corporation's Share).....	24,824	$22,811,280.55	10,587	$15,488,903.00	1,910	$2,807,007.98	33,501	$35,493,175.57
Direct Loans:								
Limited-Dividend Companies	32	23,085,531.17	3	2,854,770.00	27	*21,921,055.55	8	4,019,245.62
Loans under Section 31A....	Nil	Nil	103	619,429.12	Nil	18,150.78	103	601,278.34
Mining, Lumbering, Logging and Fishing Industries....	2	208,800.00	4	141,200.00	Nil	10,156.61	6	339,843.39
	34	23,294,331.17	110	3,615,399.12	27	21,949,362.94	117	4,960,367.35
Mortgages arising from Sale of Property.....	Nil	Nil	87	403,125.00	Nil	9,592.14	87	393,532.86
GRAND TOTAL.....	24,858	$46,105,611.72	10,784	$19,507,427.12	1,937	$24,765,963.06	33,705	$40,847,075.78
						ADD: Accrued Interest...		359,972.68
								$41,207,048.46

*Of this amount $21,894,151.65 representing Advances to Housing Enterprises of Canada Ltd. was converted to Real Estate in possession.

CENTRAL MORTGAGE AND HOUSING CORPORATION
AGREEMENTS FOR SALE—31st DEC. 1948

	Balance March 31, 1948		Sales during period April 1—Dec. 31, 1948		Repayments during period April 1—Dec. 31, 1948		Balance December 31, 1948	
	No. of Agreements Outstanding	Value	No. of Sales	Value	No. of Agreements Paid In Full	Total Repayments	No. of Agreements Outstanding	Value
Agreements for Sale	1,659	$3,671,171.20	2,245	$7,820,425.96	146	$1,990,012.70	3,758	$9,501,584.46
ADD: Accrued Interest								23,443.35
								$9,525,027.81

SCHEDULE OF REAL ES

	Balance March 31, 1948		Additions During Period April 1— December 31, 19	
	No. of Units	Book Value	No. of Units	Amou
Business Premises for Corporation Use	137	$ 166,036.12	Nil	
Constructed for Rental:				
War Workers' Houses	14,486	1,448,600.00	Nil	$ 1,201,
Servicemen's Houses Completed— 1947 Programme and prior	7,942	23,826,000.00	11,422	34,266,
Servicemen's Houses Under Construction— 1947 Programme and prior	11,597	34,791,000.00	(11,422)	(34,266,0
Servicemen's Houses Completed— 1948 Programme	Nil	Nil	790	4,506,
Servicemen's Houses Under Construction— 1948 Programme	395	648,725.27	6,873	24,579,
Multiple Dwellings Completed	Nil	Nil	245	1,594,
Multiple Dwellings Under Construction	623	968,151.37	(245)	1,082,
Housing Acquired from Limited-Dividend Companies—				
Single Houses	1,915	14,590,764.71	Nil	561,
Multiple Dwellings	1,141	7,986,950.01	Nil	301,
	38,099	$84,260,191.36	7,663	$33,827,
Acquired Under Guarantee Agreements	Nil	Nil	95	668,
Leasehold Properties:				
Home Conversion Plan	2,011	1,537,172.85	Nil	
Staff House—Hamilton	1	190,000.00	Nil	
	2,012	1,727,172.85	Nil	
Other Real Estate:				
Vacant Land	—	817,432.32	—	552,
Sundry	109	128,513.41	190	601,
	109	945,945.73	190	1,154,
GRAND TOTAL	40,357	$87,099,346.06	7,948	$35,651,

HOUSING CORPORATION

Appendix A-2

AT 31ST DECEMBER, 1948

Dispositions During Period April 1— December 31, 1948		Balance December 31, 1948			
No. of Units	Book Value	No. of Units	Book Value	Depreciation	Book Value after Depreciation
2	$ 2,520.00	135	$ 163,516.12	$ 6,131.43	$ 157,384.69
2,043	204,300.00	12,443	2,446,026.61	Nil	2,446,026.61
476	1,428,000.00	18,888	56,664,000.00	1,335,841.44	55,328,158.56
Nil	Nil	175	525,000.00	Nil	525,000.00
Nil	Nil	790	4,506,596.10	18,463.80	4,488,132.30
Nil	Nil	7,268	25,227,925.66	Nil	25,227,925.66
Nil	Nil	245	1,594,705.00	5,127.52	1,589,577.48
Nil	Nil	378	2,050,334.46	Nil	2,050,334.46
Nil	Nil	1,915	15,152,208.41	284,103.90	14,868,104.51
Nil	Nil	1,141	8,288,913.57	155,416.27	8,133,497.30
2,519	$1,632,300.00	43,243	$116,455,709.81	$1,798,952.93	$114,656,756.88
Nil	Nil	95	668,732.84	Nil	668,732.84
228	142,415.25	1,783	1,394,757.60	248,621.58	1,146,136.02
Nil	Nil	1	190,000.00	45,000.00	145,000.00
228	142,415.25	1,784	1,584,757.60	293,621.58	1,291,136.02
—	Nil	—	1,369,945.00	Nil	1,369,945.00
63	60,015.28	236	670,466.13	2,566.44	667,899.69
63	60,015.28	236	2,040,411.13	2,566.44	2,037,844.69
2,812	$1,837,250.53	45,493	$120,913,127.50	$2,101,272.38	$118,811,855.12

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PART I

NATIONAL HOUSING ACT OPERATIONS

TABLE No. 1.—NET LOANS APPROVED UNDER THE DOMINION HOUSING ACT, 1935, THE NATIONAL HOUSING ACT, 1938, AND THE NATIONAL HOUSING ACT, 1944

October 1, 1935—December 31, 1948 (1)

Period and Housing Act	Number of Loans	Number of Housing Units	Amount ($000)
Dominion Housing Act, 1935:			
1935 (Oct. 1—Dec. 31)	73	97	514
1936	550	788	3,778
1937	1,311	1,817	7,524
1938 (Jan. 1—July 31)	1,149	2,197	7,803
Sub-total	3,083	4,899	19,619
National Housing Act, 1938:			
1938 (Aug. 1—Dec. 31)	1,198	1,697	6,037
1939	4,315	5,973	19,142
1940	4,897	5,621	16,721
1941	4,370	4,323	13,508
1942	1,138	1,093	3,170
1943	1,721	1,721	5,454
1944	1,393	1,393	4,855
1945 (Jan. 1—Jan. 31) (2)	–407	–407	–1,368
Sub-total	18,625	21,414	67,519
National Housing Act, 1944:			
1945 (Feb. 1—Dec. 31)	4,838	5,387	22,511
1946	7,340	11,826	55,946
1947	8,886	10,933	53,231
1948	15,338	18,827	101,642
Sub-total	36,402	46,973	233,330
Total	58,110	73,286	320,468

(1) Annual figures represent the total number of approvals plus reinstatements and increases minus cancellations, decreases and withdrawals.

(2) In 1945 cancellations exceeded approvals under The National Housing Act, 1938.

TABLE 2.—NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS, BY PROVINCE, 1948

Province	Population (000)	Net Loans Approved				Construction Progress of N.H.A. Units			
		Number of Loans	Number of Housing Units	Amount ($000)	Units per 1,000 Population	Number of Housing Units under Construction as at December 31, 1947	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at Dec. 31, 1948
Prince Edward Island	93	35	38	223	.41	13	56	16	53
Nova Scotia	635	285	316	1,629	.50	237	279	210	306
New Brunswick	503	286	308	1,781	.61	75	297	161	211
Quebec	3,792	2,895	5,183	26,663	1.37	2,652	3,347	2,817	3,182
Ontario	4,297	6,538	6,998	40,643	1.63	3,533	5,962	4,378	5,117
Manitoba	757	1,106	1,372	7,576	1.81	1,544	1,334	1,031	1,847
Saskatchewan	854	94	102	617	.12	225	79	176	128
Alberta	846	1,972	2,156	11,324	2.55	803	1,825	1,137	1,491
British Columbia	1,082	2,125	2,352	11,173	2.17	1,236	2,236	2,013	1,459
Northwest Territories	16	2	2	13	.13	——	2	——	2
CANADA (1)	12,875	15,338	18,827	101,642	1.46	10,318	15,417	11,939	13,796

(1)—Excludes Yukon Territory. Gross loans approved during 1948 numbered 16,938, for 20,783 units, amounting to $112,088,465; this volume was reduced by cancellations, reinstatements and other changes involving 1,600 loans for 1,956 units and $10,446,271, to yield net loans approved as shown above.

TABLE 3.—NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS, BY MAJOR CITY, (1) 1948

Area	Population (000)	Net Loans Approved				Construction Progress of N.H.A. Units			
		Number of Loans	Number of Housing Units	Amount ($000)	Units per 1,000 Population	Number of Housing Units under Construction as at Dec. 31, 1947	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at Dec. 31, 1948
Metropolitan Areas (2)									
Halifax	132	108	125	664	.95	123	109	88	144
Hamilton	206	934	966	5,333	4.69	423	1,015	690	748
London	109	512	542	2,762	4.97	383	502	385	500
Montreal	1,418	2,079	4,118	20,711	2.90	1,906	2,431	2,013	2,324
Ottawa	250	432	500	2,868	2.00	297	395	226	466
Quebec	262	200	264	1,580	1.01	391	259	321	329
Saint John	85	35	35	282	.41	21	23	16	28
Toronto	1,014	1,946	1,946	11,275	1.92	991	1,475	1,248	1,178
Vancouver	516	1,754	1,973	9,114	3.82	931	1,904	1,677	1,158
Victoria	103	237	253	1,321	2.46	164	171	168	167
Windsor	152	162	198	1,303	1.30	81	135	106	110
Winnipeg	319	1,072	1,334	7,403	4.18	1,498	1,199	993	1,704
Sub-total	4,566	9,471	12,254	64,616	2.68	7,169	9,618	7,931	8,856
Other Major Cities									
Brantford	36	20	20	194	.56	6	14	7	13
Calgary	109	617	677	3,369	6.21	386	642	453	575
Edmonton	127	1,107	1,227	6,705	9.66	365	1,006	633	738
Fort William	34	90	97	486	2.85	76	98	46	128
Kingston	33	79	86	715	2.61	46	79	53	72
Kitchener	41	71	108	622	2.63	77	97	94	80
Regina	66	31	31	230	.47	127	31	88	70
St. Catharines	37	64	64	427	1.73	10	56	23	43
Saskatoon	52	40	37	257	.71	57	34	57	34
Sherbrooke	47	58	105	495	2.23	10	102	75	37
Sudbury	41	20	40	169	.98	11	10	15	6
Three Rivers	49	25	28	247	.57	10	14	16	8
Sub-total	672	2,222	2,520	13,916	3.75	1,181	2,183	1,560	1,804
Other Areas	7,637	3,645	4,053	23,110	.53	1,968	3,616	2,448	3,136
CANADA	12,875	15,338	18,827	101,642	1.46	10,318	15,417	11,939	13,796

(1)—Major cities are municipalities with a population of 30,000 and over.
(2)—Includes a few dwelling units situated in parts of municipalities which cut across metropolitan boundaries but lie outside these areas.

TABLE No. 4.—NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS, BY TYPE OF PROJECT, 1948

Type of Project	Net Loans Approved			Construction Progress of N.H.A. Units			
	Number of Loans	Number of Housing Units	Amount ($000)	Number of Housing Units under Construction as at December 31, 1947	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at Dec. 31, 1948
(a) N.H.A. 1944, Part I *Joint Loans for Home Owners:*							
Owner-Occupancy	3,903	3,945	21,053	1,833	3,305	2,021	3,117
Integrated Housing	5,135	5,653	31,292	4,937	5,706	5,581	5,062
For Sale	5,587	5,980	31,065	1,982	4,159	2,702	3,799
Sub-total	14,625	15,578	83,410	8,752	13,530	10,304	11,978
(b) N.H.A. 1944, Part II *Loans for Rental Purposes:*							
For Rent	520	2,738	12,283	1,035	1,547	1,044	1,538
For Sale	45	107	438	84	27	56	55
Limited-Dividend Companies	4	115	711	8	118	99	27
Housing Enterprises	—	2	3,459	303	2	305	—
Primary Industries	1	4	7	80	24	88	16
Sub-total	570	2,966	16,898	1,510	1,718	1,592	1,636
(c) N.H.A. 1944, Section 31A *Direct Loans for Home Owners:*							
Owner-Occupancy	89	91	409	5	35	10	30
Integrated Housing	37	70	302	41	13	16	38
For Sale	9	9	52	7	11	10	8
Direct Loans for Rental Purposes:							
For Rent	4	109	551	3	106	7	102
Direct Loans for Rural Housing:							
Owner-Occupancy	4	4	20	—	4	—	4
Sub-total	143	283	1,334	56	169	43	182
(d) N.H.A. 1944, Parts I, II and Section 31A *Joint and Direct Loans for Home Owners and Rental Purposes:*							
Owner-Occupancy	3,992	4,036	21,462	1,838	3,340	2,031	3,147
Integrated Housing	5,172	5,723	31,594	4,978	5,719	5,597	5,100
For Sale	5,641	6,096	31,555	2,073	4,557	2,768	3,862
For Rent	524	2,847	12,834	1,038	1,653	1,051	1,640
Limited-Dividend Companies	4	115	711	8	118	99	27
Housing Enterprises	—	2	3,459	303	2	305	—
Primary Industry	1	4	7	80	24	88	16
Rural Housing	4	4	20	—	4	—	4
Total	15,338	18,827	101,642	10,318	15,417	11,939	13,796

TABLE No. 5.—NET LOANS APPROVED, BY TYPE OF HOUSE, 1948

Type of House	Number of Housing Units	Amount ($000)
Single family—1-storey	7,165	36,549
Single family—1½-storeys	4,607	27,888
Single family—2-storeys	1,740	11,140
Sub-total	13,512	75,577
Semi-detached	565	3,419
Duplex	512	2,239
Triplex	152	636
Double duplex	939	4,490
Row house	1,093	5,017
Apartment building	2,053	10,249
Other	1	15
Sub-total	5,315	26,065
Total	18,827	101,642

TABLE No. 6.—NET LOANS APPROVED, BY SIZE OF LOAN, 1948

Size of Loan	For Home Owners N.H.A. 1944 Part I and Section 31A Number of Housing Units	For Rental Purposes N.H.A. 1944 Part II and Section 31A Number of Housing Units	For Rural Housing N.H.A. 1944 Section 31A Number of Housing Units	Total Number of Housing Units
Less than $3,000	118	55	1	174
$3,000—$3,499	220	282	—	502
$3,500—$3,999	667	465	—	1,132
$4,000—$4,499	2,042	805	—	2,847
$4,500—$4,999	2,548	451	—	2,999
$5,000—$5,499	2,906	502	1	3,409
$5,500—$5,999	2,769	345	—	3,114
$6,000—$6,499	2,428	61	1	2,490
$6,500 and over	2,050	109	1	2,160
Total	15,748	3,075	4	18,827

TABLE No. 7.—NET RENTAL INSURANCE PROJECTS APPROVED, BY PROVINCE, 1948

Province	Number of Projects	Number of Units	Total Estimated Costs ($000)	Average Floor Area (sq. ft.)	Average Number of Standard Rooms	Maximum Annual Rent ($000)
Prince Edward Island	—	—	—	—	—	—
Nova Scotia	—	—	—	—	—	—
New Brunswick	—	—	—	—	—	—
Quebec	16	1,227	8,834	893	4.0	1,268
Ontario	12	513	4,080	870	3.8	504
Manitoba	5	172	1,103	840	3.6	159
Saskatchewan	—	—	—	—	—	—
Alberta	3	76	480	819	3.8	64
British Columbia	—	—	—	—	—	—
CANADA	36	1,988	14,497	879	3.9	1,995

TABLE 8.—NET LAND ASSEMBLY GUARANTEES, AGREEMENTS EXECUTED, BY PROVINCE, 1948

Province	Number of Projects	Number of Lots	Area (Acres)	Estimated Costs			
				Land Acquisition ($000)	Land Development ($000)	Legal and Financial ($000)	Total ($000)
Prince Edward Island	—	—	—	—	—	—	—
Nova Scotia	—	—	—	—	—	—	—
New Brunswick	—	—	—	—	—	—	—
Quebec	—	—	—	—	—	—	—
Ontario	2	187	20.5	41	64	9	114
Manitoba	—	—	—	—	—	—	—
Saskatchewan	—	—	—	—	—	—	—
Alberta	1	75	12.6	13	—	2	15
British Columbia	—	—	—	—	—	—	—
CANADA	3	262	33.1	54	64	11	129

TABLE 9.—NET HOME EXTENSION LOAN GUARANTEES APPROVED, BY PROVINCE, 1948

Province	Number of Loans	Number of Housing Units	Amount ($000)
Prince Edward Island	–	–	–
Nova Scotia	–	–	–
New Brunswick	–	–	–
Quebec[1]	-1	-1	-2
Ontario	2	2	4
Manitoba	–	–	–
Saskatchewan	–	–	–
Alberta	–	–	–
British Columbia	1	2	3
CANADA	2	3	5

(1) This represents the cancellation of one loan approved in 1947.

TABLE 10.—COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURE, DIRECT HOUSING OPERATIONS, APRIL 1, 1941—DECEMBER 31, 1948

Year	Projects	Completed Construction		Actual Expenditure			
		Housing Units (Number)	Supplementary Buildings (Number)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)
1941 (Apr. 1—Dec. 31)	13	1,666	4	7,863	463	2,364	10,690
1942	29	7,635	74	21,721	2,794	5,914	30,429
1943	20	6,326	113	16,938	7,712	5,497	30,147
1944	3	1,591	51	4,858	2,585	1,927	9,370
1945	23	1,556	5	9,561	225	969	10,755
1946	63	6,997	9	34,314	47	2,179	36,540
1947	88	5,421	9	26,701	21	1,893	28,615
1948 (1)	87	6,934	8	49,180	39	3,696	52,915
Total	326	38,126	273	171,136	13,886	24,439	209,461

(1) Expenditures in 1948 include $469,000 for housing and land improvements, recoverable from municipalities and other government departments. An additional amount of $1,220,000 was also expended on permanent improvements on projects constructed in previous years, and an amount of $60,000 for demolition at Halifax and Belleville.

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY PROVINCE, 1948

Province	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1947 (1) ($000)	Approved during 1948 (2) ($000)	Unexpended as of Dec. 31, 1948 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total (3) ($000)	Number of Housing Units under Construction as at December 31, 1947	Number Housing of Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1948
Prince Edward Island	——	214	54	154	—	6	160	——	29	——	29
Nova Scotia	2,070	3,572	3,767	1,594	—	281	1,875	——	381	——	381
New Brunswick	926	4,251	2,476	2,459	1	241	2,701	171	452	184	439
Quebec	1,718	6,142	3,448	4,184	37	191	4,412	559	744	712	591
Ontario	18,963	25,826	24,161	19,590	—	1,038	20,628	2,283	3,248	2,874	2,657
Manitoba	2,204	7,555	4,217	5,239	—	303	5,542	603	886	638	851
Saskatchewan	2,580	6,668	4,470	4,520	—	258	4,778	687	670	810	547
Alberta	3,078	6,529	5,488	3,912	—	207	4,119	548	780	678	650
British Columbia	6,334	15,480	13,114	7,528	1	1,171	8,700	503	1,111	1,038	576
CANADA	37,873	76,237	61,195	49,180	39	3,696	52,915	5,354	8,301	6,934	6,721

(1) Revised to exclude unexpended balances for construction completed prior to 1947.

(2) Includes $12,346,000 authorized by P.C. 1534 of April 20, 1948, to provide for over-expenditures on projects approved after March 31, 1946.

(3) In addition to the above expenditures, $469,000 expended during 1948 for housing and land improvements, is recoverable from municipalities and other government departments. An additional amount of $1,220,000 was also expended during 1948 on permanent improvements on projects constructed in previous years, and $60,000 for demolition at Halifax and Belleville.

TABLE 12.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1948

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1947 ($000)	Approved during 1948 ($000)	Unexpended as of Dec. 31, 1948 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1947	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1948
Metropolitan Areas											
Halifax	2,070	2,313	3,294	862	—	227	1,089	—	171	—	171
Hamilton	—	871	771	99	—	1	100	—	33	—	33
London	—	43	43	—	—	—	—	—	—	—	—
Montreal	1,587	4,623	2,832	3,154	37	187	3,378	502	541	602	441
Ottawa	4,760	605	3,190	2,070	—	105	2,175	132	286	245	173
Quebec	—	—	—	—	—	—	—	—	—	—	—
Saint John	378	1,837	1,067	1,014	—	134	1,148	12	205	12	205
Toronto	201	—	118	14	—	69	83	—	—	—	—
Vancouver	4,470	10,231	10,329	3,459	—	913	4,372	66	587	423	230
Victoria	494	1,364	1,301	542	—	15	557	50	97	77	70
Windsor	752	3,730	1,501	2,883	—	98	2,981	179	521	350	350
Winnipeg	1,901	6,294	3,512	4,427	—	256	4,683	503	736	538	701
Sub-Total	16,613	31,911	27,958	18,524	37	2,005	20,566	1,444	3,177	2,247	2,374
Other Major Cities											
Brantford	1,053	882	1,124	766	—	45	811	66	136	99	103
Calgary	1,093	2,285	1,941	1,340	—	97	1,437	116	274	227	163
Edmonton	842	2,027	1,909	903	—	57	960	140	212	140	212
Fort William	974	413	849	527	—	11	538	25	100	41	84
Kingston	82	—	81	—	—	1	1	—	—	—	—
Kitchener	1,140	242	477	889	—	16	905	67	130	131	66
Regina	439	2,299	1,960	727	—	51	778	150	62	150	62
St. Catharines	544	141	271	406	—	8	414	51	56	107	—
Saskatoon	1,457	489	695	1,176	—	75	1,251	279	113	392	—
Sherbrooke	164	440	60	543	—	1	544	57	53	110	—
Sudbury	—	—	—	—	—	—	—	—	—	—	—
Three Rivers	—	—	—	—	—	—	—	—	—	—	—
Sub-Total	7,788	9,218	9,367	7,277	—	362	7,639	951	1,136	1,397	690

TABLE 12.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1948.—*Continued*

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1947 ($000)	Approved during 1948 ($000)	Unexpended as of Dec. 31, 1948 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1947	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1948
Cities and Towns With Population Less Than 30,000											
Acton, Ont.	110	50	–1	153	—	8	161	50	—	50	—
Ajax, Ont.	—	743	514	226	—	3	229	—	68	—	68
Amherst, N.S.	—	234	69	157	—	8	165	—	35	—	35
Arnprior, Ont.	200	235	216	212	—	7	219	20	29	25	24
Aylmer, P.Q.	—	737	361	375	—	1	376	—	100	—	100
Belleville, Ont.	—	739	198	539	—	2	541	—	103	—	103
Bow Island, Alta.	74	16	18	69	—	3	72	15	—	15	—
Bracebridge, Ont	—	185	91	94	—	—	94	—	25	—	25
Brampton, Ont.	8	27	–32	63	—	4	67	25	—	25	—
Brandon, Man.	140	838	459	496	—	23	519	50	100	50	100
Brockville, Ont.	—	436	359	77	—	—	77	—	25	—	25
Campbellford, O.	49	27	32	40	—	4	44	25	—	25	—
Campbellton, NB	53	383	118	310	—	8	318	50	47	63	34
Carleton Place, Ont.	–4	26	10	12	—	—	12	—	—	—	—
Charlottetown, P.E.I.	—	214	54	154	—	6	160	—	29	—	29
Chesley, Ont.	—	183	42	141	—	—	141	—	25	—	25
Clinton, Ont.	175	53	74	139	—	15	154	50	—	50	—
Cobourg, Ont.	144	380	362	160	—	2	162	—	50	—	50
Cochrane, Ont.	209	57	12	241	—	13	254	50	—	50	—
Collingwood, Ont	173	444	336	268	—	13	281	64	26	64	26
Cornwall, Ont.	–10	—	–20	10	—	—	10	—	—	—	—
Courtenay, B.C.	—	256	226	27	—	3	30	—	18	—	18

TABLE 12.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1948.—*Continued*

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1947 ($000)	Approved during 1948 ($000)	Unexpended as of Dec. 31, 1948 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1947	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1948
Cities and Towns with Population Less Than 30,000											
Cowansville, P.Q.	—	343	230	113	—	—	113	—	50	—	50
Cowichan Lake, B.C.	205	107	–210	425	—	97	522	80	20	100	—
Cumberland, B.C	–2	34	23	8	—	1	9	—	—	—	—
Dryden, Ont.	—	339	76	258	—	5	263	—	50	15	35
Englehart, Ont.	114	29	24	112	—	7	119	25	—	25	—
Essex, Ont.	—	241	173	68	—	—	68	—	35	—	35
Exeter, Ont.	111	53	86	69	—	9	78	44	—	44	—
Fergus, Ont.	—	369	182	186	—	1	187	—	50	—	50
Fort Erie, Ont.	573	287	690	170	—	—	170	—	35	—	35
FortFrances, Ont.	106	26	117	14	—	1	15	10	—	10	—
Fredericton, N.B.	203	1,680	807	990	—	86	1,076	59	200	59	200
Galt, Ont.	188	98	135	118	—	33	151	92	—	92	—
Georgetown, Ont.	–42	77	–13	39	—	9	48	22	—	22	—
Geraldton, Ont.	–20	100	62	5	—	13	18	—	—	—	—
Goderich, Ont.	101	77	98	76	—	4	80	25	—	25	—
Gravenhurst, Ont	190	55	69	169	—	7	176	50	—	50	—
Guelph, Ont.	263	694	460	467	—	30	497	71	83	75	79
Hespeler, Ont.	239	206	318	120	—	7	127	20	25	20	25
Kamloops, B.C.	47	261	195	109	—	4	113	25	21	25	21
Kelowna, B.C.	65	49	42	66	1	5	72	31	—	31	—
Kenora, Ont.	97	52	79	63	—	7	70	37	—	37	—
Kimberley, B.C.	319	58	18	354	—	5	359	15	32	23	24
Kirkland Lake, Ont.	–45	99	6	13	—	35	48	—	—	—	—

TABLE 12.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1948.—*Continued*

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1947 ($000)	Approved during 1948 ($000)	Unexpended as of Dec. 31, 1948 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1947	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1948
Cities and Towns With Population Less Than 30,000											
Larder Lake, Ont.	163	93	100	133	—	23	156	85	—	85	—
Leamington, Ont.	95	—	94	—	—	1	1	—	—	—	—
Leduc, Alta.	—	181	102	79	—	—	79	—	25	—	25
Lethbridge, Alta.	220	749	548	397	—	24	421	95	100	95	100
Lindsay, Ont.	240	138	240	115	—	23	138	65	—	65	—
Listowel and Palmerston, Ont.	128	27	39	102	—	14	116	25	—	25	—
Lloydminster, Sask.	—	358	177	173	—	8	181	—	50	—	50
Lucan, Ont.	77	28	44	53	—	8	61	25	—	25	—
McGarry, Ont.	406	91	396	100	—	1	101	25	—	25	—
Meaford, Ont.	—	185	90	95	—	—	95	—	25	—	25
Medicine Hat, Alta.	479	855	699	624	—	11	635	126	100	126	100
Melville, Sask.	248	75	102	198	—	23	221	64	—	64	—
Midland, Ont.	91	51	74	62	—	6	68	50	—	50	—
Moncton, N.B.	84	287	363	3	1	4	8	—	—	—	—
Moose Jaw, Sask.	18	712	250	469	—	11	480	44	100	49	95
Napanee, Ont.	—	184	115	69	—	—	69	—	25	—	25
Nelson, B.C.	−50	50	−12	12	—	—	12	—	—	—	—
New Glasgow, N.S.	—	340	114	214	—	12	226	—	50	—	50
New Liskeard, Ont.	191	39	66	154	—	10	164	31	—	31	—

TABLE 12.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1948.—*Continued*

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1947 ($000)	Approved during 1948 ($000)	Unexpended as of Dec. 31, 1948 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1947	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1948
Cities and Towns With Population Less Than 30,000											
Newmarket, Ont.	—	342	112	230	—	—	230	—	50	—	50
Niagara Falls & Stamford, Ont.	35	589	410	198	—	16	214	35	72	35	72
Niagara-on-the-Lake, Ont.	—	185	98	87	—	—	87	—	25	—	25
North Battleford, Sask.	128	404	165	352	—	15	367	50	50	50	50
North Bay, Ont.	–2	75	64	6	—	3	9	—	—	—	—
Oakville, Ont.	–26	84	–25	55	—	28	83	38	—	38	—
Orillia, Ont.	164	353	318	198	—	1	199	—	50	—	50
Owen Sound, Ont.	112	235	86	252	—	9	261	50	25	50	25
Paris, Ont.	168	52	44	161	—	15	176	50	—	50	—
Pembroke, Ont.	—	369	204	165	—	—	165	—	50	—	50
Penetanguishene, Ont.	107	30	135	—	—	2	2	—	—	—	—
Penticton, B.C.	173	671	304	437	—	103	540	50	50	50	50
Perth, Ont.	70	50	55	53	—	12	65	50	—	50	—
Peterborough, Ont.	320	1,663	1,522	460	—	1	461	—	146	—	146
Portage la Prairie, Man.	79	25	62	32	—	10	42	25	—	25	—
Port Alberni, B.C.	461	179	–10	640	—	10	650	71	29	100	—
Port Arthur, Ont.	169	563	443	264	—	25	289	—	55	5	50
Port Hope, Ont.	154	262	273	124	—	19	143	62	25	62	25

TABLE 12.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1948.—*Continued*

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1947 ($000)	Approved during 1948 ($000)	Unexpended as of Dec. 31, 1948 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1947	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1948
Cities and Towns With Population Less Than 30,000											
Preston, Ont.	91	51	63	70	—	9	79	25	—	25	—
Prince Albert, Sask.	95	759	257	560	—	37	597	50	100	55	95
Prince George, B.C.	236	108	–80	415	—	9	424	92	6	98	—
Redcliff, Alta.	126	27	40	106	—	7	113	25	—	25	—
Red Deer, Alta.	—	335	145	187	—	3	190	—	50	—	50
Renfrew, Ont.	8	275	180	103	—	—	103	—	40	—	40
Revelstoke, B.C.	19	45	2	58	—	4	62	23	—	23	—
Rossland, B.C.	–103	123	–38	58	—	—	58	—	—	—	—
St. Mary's, Ont.	12	31	39	—	—	4	4	—	—	—	—
St. Thomas, Ont.	—	440	87	342	—	11	353	—	61	10	51
Sarnia, Ont.	950	1,431	1,881	479	—	21	500	—	118	—	118
Sault Ste. Marie, Ont.	306	964	667	562	—	41	603	100	49	100	49
Selkirk, Man.	—	347	104	235	—	8	243	—	50	—	50
Sioux Lookout, Ont.	160	38	34	156	—	8	164	11	24	35	—
Smith's Falls, Ont.	39	100	99	13	—	27	40	—	—	—	—
Stellarton, N.S.	—	445	207	219	—	19	238	—	60	—	60
Stirling, Ont.	126	27	45	105	—	3	108	18	7	25	—
Stratford, Ont.	113	776	513	359	—	17	376	50	99	50	99

TABLE 12.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1948.—*Continued*

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1947 ($000)	Approved during 1948 ($000)	Unexpended as of Dec. 31, 1948 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1947	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1948
Cities and Towns With Population Less Than 30,000											
Swift Current, Sask.	—	531	364	166	—	1	167	—	56	—	56
Thorold, Ont.	—	554	249	300	—	5	305	—	75	—	75
Tilbury, Ont.	241	53	103	174	—	17	191	50	—	50	—
Timmins, Ont.	202	104	−23	288	—	41	329	100	—	100	—
Trail, B.C.	—	1,183	840	342	—	1	343	—	151	—	151
Transcona, Man.	84	50	79	48	—	7	55	25	—	25	—
Trenton, N.S.	—	239	82	142	—	15	157	—	65	—	65
Trenton, Ont.	861	218	385	684	—	10	694	87	113	138	62
Uxbridge, Ont.	45	18	25	35	—	3	38	17	—	17	—
Vernon, B.C.	—	760	184	575	—	1	576	—	100	88	12
Walkerton, Ont.	78	27	32	68	—	5	73	25	—	25	—
Waterloo, Ont.	—	738	540	198	—	—	198	—	78	—	78
Welland, Ont.	590	36	492	131	—	3	134	9	17	26	—
Weyburn, Sask.	−18	327	114	190	—	5	195	—	50	—	50
Wetaskiwin, Alta.	244	54	84	207	—	7	214	31	19	50	—
Wheatley, Ont.	8	—	8	—	—	—	—	—	—	—	—
Wingham, Ont.	—	356	127	228	—	1	229	—	50	—	50
Woodstock, N.B.	208	63	120	142	—	9	151	50	—	50	—
Woodstock, Ont.	3	590	408	185	—	—	185	—	78	—	78
Yorkton, Sask.	213	714	386	508	—	33	541	50	89	50	89
Sub-total	13,472	35,108	23,870	23,379	2	1,329	24,710	2,959	3,988	3,290	3,657
CANADA	37,873	76,237	61,195	49,180	39	3,696	52,915	5,354	8,301	6,934	6,721

TABLE 13.—RENTAL HOUSING UNITS SOLD, BY PROVINCE, 1948

Province	Number of Housing Units for Sale	Number of Housing Units Sold	Purchase Price of Housing Units Sold ($000)
Prince Edward Island	—	—	—
Nova Scotia	281	219	570
New Brunswick	350	350	355
Quebec	1,556	523	1,781
Ontario	1,804	720	2,261
Manitoba	175	42	163
Saskatchewan	660	112	416
Alberta	245	130	628
British Columbia	2,349	1,244	3,495
CANADA	7,420	3,340	9,669

TABLE 14.—RENTAL HOUSING UNITS SOLD, BY LOCALITY, 1948

Locality	Number of Housing Units For Sale	Number of Housing Units Sold	Purchase Price of Housing Units Sold ($000)
Metropolitan Areas			
Halifax	165	162	422
Hamilton	—	—	—
London	—	—	—
Montreal	346	103	336
Ottawa	—	—	—
Quebec	200	2	6
Saint John	150	150	150
Toronto	—	—	—
Vancouver	1,344	598	1,948
Victoria	242	104	332
Windsor	—	—	—
Winnipeg	125	20	77
Sub-total	2,572	1,139	3,271

TABLE 14.—RENTAL HOUSING UNITS SOLD, BY LOCALITY, 1948—*Continued*

Locality	Number of Housing Units For Sale	Number of Housing Units Sold	Purchase Price of Housing Units Sold ($000)
Other Major Cities			
Brantford	200	64	203
Calgary	—	—	—
Edmonton	230	115	561
Fort William	169	113	303
Kingston	—	—	—
Kitchener	—	—	—
Regina	—	—	—
St. Catharines	—	—	—
Saskatoon	400	46	183
Sherbrooke	—	—	—
Sudbury	—	—	—
Three Rivers	—	—	—
Sub-total	999	338	1,250
Cities and Towns with Population Less Than 30,000			
Almaville	7	6	27
Amherst	80	41	107
Beauharnois	88	37	123
Bow Island	15	15	68
Brownsburg	56	31	97
Campbellford	5	3	17
Cap de la Madeleine	88	36	115
Chicoutimi	100	17	53
Cornwall	50	19	60
Dieppe	200	200	205
Fort Erie	194	42	114
Galt	50	35	109
Hull	150	64	196
Jonquiere	100	21	67
Kamloops	95	35	127
Kelowna	100	43	155
La Tuque	62	24	79
Lauzon	99	10	28
Liverpool	36	16	41
Midland	50	7	21
Moose Jaw	185	55	186
Nobel	20	7	8
Orillia	96	61	176
Penticton	93	81	282
Peterborough	339	143	445
Port Arthur	127	31	104
Prince Rupert	263	246	266
Renfrew	69	31	95
Rock Island	50	6	18
Sarnia	229	107	443
Sault Ste. Marie	172	52	149
Sea Island	212	137	384
Sorel	191	159	616
Transcona	50	22	86
Wallaceburg	34	5	13
Waterloo	19	7	21
Yorkton	75	11	47
Sub-total	3,849	1,863	5,148
Grand Total	7,420	3,340	9,669

TABLE 15.—RENTAL HOUSING UNITS UNDER MANAGEMENT (1) AS AT DECEMBER 31, 1948

Province	Single Units			Multiple Units			Home Conversion Units			All Projects		
	Total	Occupied by Veterans	Vacant	Total	Occupied by Veterans	Vacant	Total	Occupied by Veterans	Vacant	Total	Occupied by Veterans	Vacant
Prince Edward Island	7	6	—	—	—	—	—	—	—	7	6	—
Nova Scotia	1,799	843	42	17	15	—	—	—	—	1,816	858	42
New Brunswick	1,026	1,025	—	—	—	—	—	—	—	1,026	1,025	—
Quebec	3,756	2,792	33	535	502	—	520	184	—	4,811	3,478	33
Ontario	17,176	11,866	13	359	358	—	441	259	—	17,976	12,483	13
Manitoba	2,313	2,313	—	—	—	—	14	7	—	2,327	2,320	—
Saskatchewan	2,276	2,270	—	—	—	—	—	—	—	2,276	2,270	—
Alberta	1,973	1,928	—	106	106	—	157	126	—	2,236	2,160	—
British Columbia	3,574	3,146	15	371	363	1	695	438	—	4,640	3,947	16
CANADA	33,900	26,189	103	1,388	1,344	1	1,827	1,014	—	37,115	28,547	104

(1) These figures exclude housing units sold and Home Conversion Plan units for which the Corporation's leasehold interest had been cancelled but for which payment had not been received by December 31, 1948.

TABLE 16.—RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY PROVINCE, 1948

Province	Prince Edward Island	Nova Scotia (1)	New Brunswick	Quebec	Ontario	Manitoba	Saskatchewan	Alberta	British Columbia	CANADA
Gross Revenue ($000)										
Housing rentals	—	559.5	391.0	1,967.3	5,701.3	660.5	659.1	759.8	1,768.9	12,467.4
Staff houses and cafeterias	—	—	—	—	530.9	—	—	—	—	530.9
Total	—	559.5	391.0	1,967.3	6,232.2	660.5	659.1	759.8	1,768.9	12,998.3
Expenditures ($000)										
Management expenses(2)	—	30.1	14.9	49.7	188.2	24.3	20.5	20.5	53.9	402.1
Physical maintenance of property:										
(a) Wages and materials	—	71.9	20.8	368.5	624.0	15.1	31.3	72.2	277.6	1,481.4
(b) Heat, light, power and water	—	.2	2.7	149.0	88.9	2.3	—	26.5	146.1	415.7
(c) Miscellaneous	—	3.3	2.0	116.8	87.4	3.6	2.9	2.1	82.4	300.5
Cost of operating staff houses and cafeterias	—	—	—	—	441.4	—	—	—	—	441.4
Tenant relations	—	1.2	.2	.8	2.8	.2	.3	.2	.1	5.8
School services	—	—	—	—	43.2	—	—	—	—	43.2
Municipal services	—	4.1	2.0	5.8	34.4	2.2	1.9	1.5	2.6	54.5
Provision for fire loss and fire services	—	2.8	1.7	7.8	29.8	4.1	3.1	3.0	7.1	59.4
Provision for uncollectable rents	—	.1	.4	2.7	11.0	.6	.9	—	3.0	18.7
Taxes	—	55.2	40.9	182.6	587.0	59.6	64.1	65.8	96.0	1,151.2
Permanent Improvements financed from Revenue(2)	—	15.0	—	2.3	.4	—	.5	—	—	18.2
Total	—	183.9	85.6	886.0	2,138.5	112.0	125.5	191.8	668.8	4,392.1
Net Income ($000)	—	375.6	305.4	1,081.3	4,093.7	548.5	533.6	568.0	1,100.1	8,606.2
Number of Housing Units	—	1,823	1,026	4,811	17,976	2,327	2,276	2,236	4,640	37,115

(1) Includes Charlottetown, P.E.I.
(2) Management Expenses and Permanent Improvements are for three months ending March 31, 1948. Permanent Improvements after this date have been capitalized.

TABLE No. 17.—RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1948

Metropolitan Areas	Halifax (1)	Hamilton (2)	London (3)	Montreal (4)	Ottawa (5)	Quebec	Saint John (6)	Toronto (7)	Vancouver (8)	Victoria (9)	Windsor	Winnipeg (10)	Sub-Total
Gross Revenue ($000)													
Housing Rentals	402.1	672.7	189.0	1,277.3	485.5	247.7	256.7	535.8	1,102.5	360.1	799.5	579.0	6,907.9
Staff Houses and Cafeterias	—	530.9	—	—	—	—	—	—	—	—	—	—	530.9
Total	402.1	1,203.6	189.0	1,277.3	485.5	247.7	256.7	535.8	1,102.5	360.1	799.5	579.0	7,438.8
Expenditures ($000)													
Management expenses (11)	21.3	22.6	4.1	24.6	14.0	3.9	8.4	15.8	28.9	8.5	32.5	21.0	205.6
Physical maintenance of property:													
(a) Wages and materials	44.0	73.8	21.3	221.2	93.7	59.0	14.6	37.8	185.9	65.1	108.7	13.7	938.8
(b) Heat, light, power and water	.2	13.7	8.9	122.2	24.4	26.8	2.7	22.9	113.2	32.9	1.0	2.3	371.2
(c) Miscellaneous	2.2	14.3	4.6	72.0	19.9	43.4	.9	12.4	64.0	17.5	4.1	3.6	258.9
Cost of operating staff houses and cafeterias	—	441.4	—	—	—	—	—	—	—	—	—	—	441.4
Tenant relations	—	.5	—	.8	—	—	—	.7	.1	—	.2	.2	2.5
School services	—	—	—	—	—	—	—	13.1	—	—	—	—	13.1
Municipal services	2.7	1.8	.3	2.6	.6	.4	.6	1.9	2.4	—	2.6	1.9	17.8
Provision for fire loss and fire services	1.9	3.8	.7	4.6	2.1	.8	1.1	2.4	4.1	1.4	4.1	3.0	30.0
Provision for uncollectable rents	.1	—	.1	2.5	4.4	−.7	.4	.8	1.7	.4	2.3	.6	12.6
Taxes	34.9	69.0	23.0	106.1	56.1	29.3	29.3	73.1	68.2	15.9	66.7	52.2	623.8
Permanent Improvements financed from Revenue (11)	15.0	—	—	—	.1	—	—	.1	—	—	—	—	15.2
Total	122.3	640.9	63.0	556.6	215.3	162.9	58.0	181.0	468.5	141.7	222.2	98.5	2,930.9
Net Income ($000)	279.8	562.7	126.0	720.7	270.2	84.2	198.7	354.8	634.0	218.4	577.3	480.5	4,507.9
Number of Housing Units	1,294	2,040	653	2,987	1,358	606	726	1,389	2,623	934	2,976	2,093	19,679

(1)—Includes Charlottetown and Liverpool.
(2)—Includes Dundas and Oakville
(3)—Includes Ingersoll, Lucan, St. Thomas and Woodstock.
(4)—Includes Brownsburg and Ste. Therese.
(5)—Includes Arnprior, Cornwall and Renfrew.
(6)—Includes Campbellton, Fredericton and Woodstock.
(7)—Includes Brampton and Malton.
(8)—Includes Sea Island.
(9)—Includes Lake Cowichan.
(10)—Includes Dryden, Sioux Lookout and Transcona.
(11)—Management Expenses and Permanent Improvements are for three months ending March 31, 1948. Permanent Improvements after this date have been capitalized.

TABLE No. 17.—RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1948.—*Continued*

Other Major Cities	Brantford (1)	Calgary (2)	Edmonton (3)	Fort William (4)	Kingston (5)	Kitchener (6)	Regina	St. Catharines (7)	Saskatoon (8)	Sherbrooke (9)	Sudbury	Three Rivers (10)	Sub-Total
Gross Revenue ($000)													
Housing rentals	248.1	269.2	404.0	112.6	211.7	204.3	223.1	303.0	219.2	49.2	—	72.8	2,317.2
Staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	248.1	269.2	404.0	112.6	211.7	204.3	223.1	303.0	219.2	49.2	—	72.8	2,317.2
Expenditures ($000)													
Management expenses (11)	7.1	6.6	11.4	8.4	4.2	2.9	6.1	11.2	6.2	1.6	—	2.2	67.9
Physical maintenance of property:													
(a) Wages and materials	25.1	15.7	53.9	20.6	35.9	7.6	9.0	28.1	5.8	3.2	—	6.8	211.7
(b) Heat, light, power and water	9.1	2.1	24.4	—	4.0	—	—	.1	—	—	—	—	39.7
(c) Miscellaneous	8.7	.6	1.3	1.4	6.7	1.0	.9	1.3	.9	.4	—	—	23.2
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—	—	—
Tenant relations	—	.1	.1	—	—	—	.1	—	.1	—	—	—	.4
School services	—	—	—	—	—	—	—	—	—	—	—	—	—
Municipal services	.6	.6	.6	.4	2.6	.1	.6	1.3	.6	.1	—	—	7.5
Provision for fire loss and fire services	1.2	1.1	1.4	.6	.8	.7	1.0	1.5	1.1	.3	—	.2	9.9
Provision for uncollectable rents	.3	—	—	.5	.4	.1	.2	—	.3	—	—	-.1	1.7
Taxes	23.4	24.7	33.4	10.0	33.0	21.8	26.9	17.0	20.8	4.1	—	12.7	227.8
Permanent Improvements financed from Revenue (11)	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	75.5	51.5	126.5	41.9	87.6	34.2	44.8	60.5	35.8	9.7	—	21.8	589.8
Net Income ($000)	172.6	217.7	277.5	70.7	124.1	170.1	178.3	242.5	183.4	39.5	—	51.0	1,727.4
Number of Housing Units	734	874	1,031	324	513	651	700	1,068	830	197	—	150	7,072

(1)—Includes Paris.
(2)—Includes Fernie.
(3)—Includes Wetaskiwin.
(4)—Includes Port Arthur.
(5)—Includes Brockville.
(6)—Includes Acton, Elmira, Guelph, Georgetown and Waterloo.
(7)—Includes Merritton.
(8)—Includes Sutherland.
(9)—Includes Waterloo.
(10)—Includes Almaville, Cap de la Madeleine and La Tuque.
(11)—Management Expenses and Permanent Improvements are for three months ending March 31, 1948. Permanent Improvements after this date have been capitalized.

TABLE No. 17.—RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1948.—*Continued*

Cities and Towns with Population Less Than 30,000	Amherst	Beauharnois	Brandon	Chicoutimi	Collingwood (1)	Cumberland	De Salaberry	Fort Erie	Fort Frances
Gross Revenue ($000)									
Housing rentals	31.4	20.4	44.3	30.4	119.2	10.4	65.3	54.1	7.5
Staff houses and cafeterias	—	—	—	—	—	—	—	—	—
Total	31.4	20.4	44.3	30.4	119.2	10.4	65.3	54.1	7.5
Expenditures ($000)									
Management expenses (2)	1.9	1.3	1.8	1.3	3.2	.5	2.9	3.1	.3
Physical maintenance of property:									
(a) Wages and materials	7.0	1.2	.9	4.7	14.4	.9	11.8	11.8	.1
(b) Heat, light, power and water	—	—	—	—	—	—	—	—	—
(c) Miscellaneous	.5	—	—	—	.6	—	—	.3	—
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—
Tenant relations	—	—	—	—	—	—	—	—	—
School services	—	—	—	—	—	—	—	—	—
Municipal services	.1	.3	.2	—	.2	—	2.0	.3	—
Provision for fire loss and fire services	.2	.1	.9	.1	.6	.1	.8	.3	—
Provision for uncollectable rents	—	.1	—	—	.3	—	—	—	—
Taxes	6.3	.4	4.0	2.2	10.6	.9	4.4	7.5	.7
Permanent Improvements financed from Revenue (2)	—	—	—	—	—	—	—	—	—
Total	16.0	3.4	7.8	8.3	29.9	2.4	21.9	23.3	1.1
Net Income ($000)	15.4	17.0	36.5	22.1	89.3	8.0	43.4	30.8	6.4
Number of Housing Units	94	49	150	83	383	35	215	152	25

(1)—Includes Owen Sound.
(2)—Management Expenses and Permanent Improvements are for three months ending March 31, 1948. Permanent Improvements after this date have been capitalized.

TABLE No. 17.—RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1948.—*Continued*

Cities and Towns with Population Less Than 30,000	Geraldton	Jonquiere	Kelowna	Kenora	Kimberley	Kirkland Lake (1)	Leamington (2)	Lethbridge	Lindsay (3)	Medicine Hat (4)	Melville
Gross Revenue ($000)											
Housing rentals	34.8	31.2	37.8	11.6	44.5	146.5	131.5	55.2	98.1	31.4	18.5
Staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—
Total	34.8	31.2	37.8	11.6	44.5	146.5	131.5	55.2	98.1	31.4	18.5
Expenditures ($000)											
Management expenses (5)	1.3	1.3	1.8	.4	1.6	3.2	2.0	1.9	2.1	.6	.5
Physical maintenance of property:											
(a) Wages and materials	2.8	13.1	4.8	.3	.4	7.0	2.0	2.6	5.6	—	—
(b) Heat, light, power and water	—	—	—	—	—	.2	—	—	—	—	—
(c) Miscellaneous	—	—	.6	—	—	1.5	.2	.2	—	—	—
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—
Tenant relations	—	—	—	—	—	—	—	—	—	—	—
School services	—	—	—	—	—	—	—	—	—	—	—
Municipal services	—	—	—	—	—	.4	.2	.2	.2	.1	.1
Provision for fire loss and fire services	.1	.1	.2	.1	.2	.8	.5	.3	.4	.2	.1
Provision for uncollectable rents	.2	—	—	—	.3	1.0	—	—	—	—	—
Taxes	—	2.2	3.2	1.1	—	7.4	21.6	5.0	11.4	2.7	1.7
Permanent Improvements finar from Revenue (5)	—	—	—	—	—	—	—	—	—	—	—
Total	4.4	16.7	10.6	1.9	2.5	21.5	26.5	10.2	19.7	3.6	2.4
Net Income ($000)	30.4	14.5	27.2	9.7	42.0	125.0	105.0	45.0	78.4	27.8	16.1
Number of Housing Units	100	85	105	44	148	485	353	200	319	175	75

(1)—Includes Cochrane, Englehart, Larder Lake, Kearns and Timmins.
(2)—Includes Chatham, Tilbury and Wheatley.
(3)—Includes Cobourg and Port Hope.
(4)—Includes Redcliff.
(5)—Management Expenses and Permanent Improvements are for three months ending March 31, 1948. Permanent Improvements after this date have been capitalized.

TABLE No. 17.—RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1948.—*Continued*

Cities and Towns with Population Less Than 30,000	Moncton	Moose Jaw	Nelson	New Glasgow	Niagara Falls	North Battleford	North Bay (1)	Orillia (2)	Oshawa (3)
Gross Revenue ($000)									
Housing rentals	134.3	92.5	16.9	41.3	117.9	25.3	33.8	65.1	224.5
Staff houses and cafeterias	—	—	—	—	—	—	—	—	—
Total	134.3	92.5	16.9	41.3	117.9	25.3	33.8	65.1	224.5
Expenditures ($000)									
Management expenses (4)	6.5	4.4	.6	1.7	5.1	.7	.9	2.4	9.4
Physical maintenance of property:									
(a) Wages and materials	6.2	14.9	2.8	7.9	17.2	.2	2.0	6.1	23.8
(b) Heat, light, power and water	—	—	—	—	—	—	—	—	3.4
(c) Miscellaneous	1.1	1.0	—	.1	.4	.1	.1	.1	5.9
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—
Tenant relations	.2	.1	—	—	—	—	—	—	1.4
School services	—	—	—	—	—	—	—	—	30.1
Municipal services	1.4	.3	—	.5	.3	.1	—	.3	17.0
Provision for fire loss and fire services	.6	.4	.1	.2	.6	.1	.1	.4	3.4
Provision for uncollectable rents	—	.2	—	—	.2	—	—	.2	—
Taxes	11.6	6.8	—	3.6	10.6	1.9	.6	4.9	38.7
Permanent Improvements financed from Revenue(4)	—	.3	—	—	—	—	—	—	—
Total	27.6	28.4	3.5	14.0	34.4	3.1	3.7	14.4	133.1
Net Income ($000)	106.7	64.1	13.4	27.3	83.5	22.2	30.1	50.7	91.4
Number of Housing Units	300	280	50	136	397	100	106	198	742

(1)—Includes New Liskeard.
(2)—Includes Gravenhurst, Midland and Penetanguishene.
(3)—Includes Ajax and Uxbridge.
(4)—Management Expenses and Permanent Improvements are for three months ending March 31, 1948. Permanent Improvements after this date have been capitalized.

TABLE No. 17.—RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1948.—*Continued*

Cities and Towns with Population Less Than 30,000	Parry Sound (1)	Pentic-ton	Peter-borough	Pictou	Portage la Prairie	Port Alberni	Preston (2)	Prince Albert	Prince George	Prince Rupert
Gross Revenue ($000)										
Housing rentals	42.0	22.6	183.8	84.7	37.2	29.8	69.9	41.8	16.1	29.7
Staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—
Total	42.0	22.6	183.8	84.7	37.2	29.8	69.9	41.8	16.1	29.7
Expenditures ($000)										
Management expenses (3)	2.0	1.3	7.5	5.2	1.5	.7	2.1	1.4	.2	5.8
Physical maintenance of property:										
(a) Wages and materials	14.6	3.3	17.8	13.0	.5	.8	4.1	.7	.8	5.6
(b) Heat, light, power and water	.1	—	—	—	—	—	1.1	—	—	—
(c) Miscellaneous	.5	—	.4	.5	—	—	1.7	—	—	.3
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—
Tenant relations	—	—	—	1.2	—	—	—	—	—	—
School services	—	—	—	—	—	—	—	—	—	—
Municipal services	1.5	—	—	.8	.1	—	.1	.1	—	.1
Provision for fire loss and fire services	.2	.1	.8	.5	.2	.2	.4	.2	.1	.1
Provision for uncollectable rents	.3	.2	.2	—	—	.2	—	.2	—	—
Taxes	3.7	1.0	13.4	10.4	3.4	—	2.3	2.4	1.2	2.4
Permanent Improvements financed from Revenue (3)	—	—	—	—	—	—	—	—	—	—
Total	22.9	5.9	40.1	31.6	5.7	1.9	11.8	5.0	2.3	14.3
Net Income ($000)	19.1	16.7	143.7	53.1	31.5	27.9	58.1	36.8	13.8	15.4
Number of Housing units	144	66	445	299	125	150	243	152	100	8

(1)—Includes Nobel.
(2)—Includes Galt and Hespeler.
(3)—Management expenses and Permanent Improvements are for three months ending March 31, 1948. Permanent Improvements after this date have been capitalized.

TABLE No. 17.—RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1948.—*Continued*

Cities and Towns with Population Less Than 30,000	Rock Island	Ross-land	Sarnia (1)	Sault Ste. Marie	Smith's Falls (2)	Sorel	Strat-ford (3)	Trenton (4)	Vernon (5)
Gross Revenue ($000)									
Housing Rentals	13.5	42.1	160.3	87.8	66.3	32.0	167.2	21.1	56.4
Staff houses and cafeterias	—	—	—	—	—	—	—	—	—
Total	13.5	42.1	160.3	87.8	66.3	32.0	167.2	21.1	56.4
Expenditures ($000)									
Management expenses (6)	.6	1.6	6.5	4.0	2.6	4.5	3.0	—	2.4
Physical maintenance of property:									
(a) Wages and materials	.4	1.7	15.2	16.0	10.5	10.5	6.0	—	5.5
(b) Heat, light, power and water	—	—	—	—	—	—	—	—	—
(c) Miscellaneous	—	—	.5	.8	.4	.2	—	—	—
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—
Tenant relations	—	—	—	—	—	—	—	—	—
School services	—	—	—	—	—	—	—	—	—
Municipal services	.1	—	.4	.2	.2	.1	.3	—	.1
Provision for fire loss and fire services	.1	.2	.8	.5	.3	.1	.8	.2	.3
Provision for uncollectable rents	—	.1	.2	—	—	—	.3	—	.1
Taxes	2.3	—	19.9	5.5	6.2	8.5	18.3	.4	3.2
Permanent Improvements financed from revenue (6)	—	—	—	—	.2	2.3	—	—	—
Total	3.5	3.6	43.5	27.0	20.4	26.2	28.7	.6	11.6
Net Income ($000)	10.0	38.5	116.8	60.8	45.9	5.8	138.5	20.5	44.8
Number of Housing Units	45	125	390	322	225	33	538	196	252

(1)—Includes Wallaceburg.
(2)—Includes Carleton Place and Perth.
(3)—Includes Clinton, Exeter, Goderich, Listowel, Palmerston, St. Mary's and Walkerton.
(4)—Includes Campbellford and Stirling.
(5)—Includes Kamloops and Revelstoke.
(6)—Management Expenses and Permanent Improvements are for three months ending March 31, 1948. Permanent Improvements after this date have been capitalized.

TABLE No. 17.—RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1948.—*Continued*

Cities and Towns with Population Less Than 30,000	Welland	Weyburn	Yorkton	Sub-Total	Canada
Gross Revenue ($000)					
Housing rentals	223.6	7.9	30.8	3,242.3	12,467.4
Staff houses and cafeterias	—	—	—	—	530.9
Total	223.6	7.9	30.8	3,242.3	12,998.3
Expenditures ($000)					
Management expenses (1)	9.8	.3	.9	128.6	402.1
Physical maintenance of property:					
(a) Wages and materials	30.7	—	.7	330.9	1,481.4
(b) Heat, light, power and water	—	—	—	4.8	415.7
(c) Miscellaneous	.4	—	—	18.4	300.5
Cost of operating staff houses and cafeterias	—	—	—	—	441.4
Tenant relations	—	—	—	2.9	5.8
School services	—	—	—	30.1	43.2
Municipal services	.8	—	.1	29.2	54.5
Provision for fire loss and fire services	1.2	—	.2	19.5	59.4
Provision for uncollectable rents	.1	—	—	4.4	18.7
Taxes	19.5	.8	2.8	299.6	1,151.2
Permanent Improvements financed from Revenue (1)	—	.2	—	3.0	18.2
Total	62.5	1.3	4.7	871.4	4,392.1
Net Income ($000)	161.1	6.6	26.1	2,370.9	8,606.2
Number of Housing Units	783	25	114	10,364	37,115

(1)—Management Expenses and Permanent Improvements are for three months ending March 31, 1948. Permanent Improvements after this date have been capitalized.

TABLE 18.—APPROVED AND ACTUAL EXPENDITURES ON HOUSING RESEARCH AND COMMUNITY PLANNING, 1948

Type of Expenditure	Approved Expenditures $	Actual (1) Expenditures $
Central Mortgage and Housing Corporation		
Economic and Related Research	87,780	99,837
Rural Housing Investigations	—	—
Architectural Investigations	63,174	10,877
Community Planning	6,139	5,986
Educational Work	4,653	30,079
Sub-total	161,746	146,779
Grants to Other Government Departments and Institutions		
Economic and Related Research	36,141	24,345
Rural Housing Investigations	35,074	34,889
Architectural Investigations	—	—
Community Planning	34,475	78,398
Educational Work	—	—
Sub-total	105,690	137,632
Central Mortgage and Housing Corporation and Grants to Other Government Departments		
Economic and Related Research	123,921	124,182
Rural Housing Investigations	35,074	34,889
Architectural Investigations	63,174	10,877
Community Planning	40,614	84,384
Educational Work	4,653	30,079
Total	267,436	284,411

(1) Actual expenditures in 1948 exceed approvals in this year, because they include expenditures which were approved in 1947.

PART II

THER HOUSING OPERATIONS

TABLE 19.—OPERATIONS UNDER EMERGENCY SHELTER REGULATIONS, 1948

Province	Municipal Projects			University Pr			Total Projects			Financial Assistance Grants		
	Number of Projects	Housing Units Completed	Housing Units Under Construction as at Dec. 31, 1948	Number of Projects	Housing Units Completed	Housing Units Under Construction as at Dec. 31, 1948	Number of Projects	Housing Units Completed	Housing Units Under Construction as at Dec. 31, 1948	Municipal Projects ($000)	University Projects ($000)	Total ($000)
Prince Edward Island	—	—	—	—	—	—	—	—	—	—	—	—
Nova Scotia	—	—	—	—	—	—	—	—	—	—	—	—
New Brunswick	2	41	—	1	15	—	3	56	—	—	8	8
Quebec	3	55	—	1	90	—	4	145	—	117	60	177
Ontario	9	521	8	—	—	—	9	521	8	418	—	418
Manitoba	1	20	—	—	—	—	1	20	—	10	—	10
Saskatchewan	3	66	—	1	8	—	4	74	—	27	—	27
Alberta	—	—	—	—	—	—	—	—	—	—	—	—
British Columbia	2	44	—	—	—	—	2	44	—	245	—	45
CANADA (1)	20	747	8	3	113	—	23	860	8	817	68	885

(1) As at December 31st, 1947, 9,444 units were completed involving commitments of $4,096,530, giving total completions by December 31, 1948, of 10,304 units, including units closed or destroyed by fire, with commitments totalling $4,981,277.

TABLE 20.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, 1948

Province	Number of Projects	Number of Housing Units	Estimated Costs			
			Land ($000)	Construction ($000)	Equipment and Other ($000)	Total ($000)
Prince Edward Island	—	—	—	—	—	—
Nova Scotia	—	—	—	—	—	—
New Brunswick	—	—	—	—	—	—
Quebec	11	95	29	794	25	848
Ontario	11	123	25	791	33	849
Manitoba	1	12	—	73	26	99
Saskatchewan	—	—	—	—	—	—
Alberta	5	76	9	454	43	506
British Columbia	12	99	48	533	27	608
CANADA	40	405	111	2,645	154	2,910

Annual Report

TO THE
MINISTER OF RESOURCES AND DEVELOPMENT

For the Year 1949

CENTRAL MORTGAGE AND HOUSING CORPORATION

BOARD OF DIRECTORS

*

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G. F. TOWERS, C.M.G., Ottawa

February 24th, 1950.

Honourable R. H. Winters,
Minister of Resources and Development,
Ottawa, Ontario.

Dear Sir:

On behalf of the Board of Directors of the Central Mortgage and Housing Corporation, and in accordance with the provisions of the Central Mortgage and Housing Corporation Act and The National Housing Act, 1944, I report to you on the administration and affairs of the Corporation during the calendar year 1949. In accordance with the by-laws of the Corporation I also send you the Accounts for the year 1949 which have been signed by the President and Chief Accountant and certified by the auditors of the Corporation.

More new houses were completed in 1949 than in any previous year. About 91,000 new units became available for occupancy, which is nearly double the 1938-39 average and 10,000 units more than in 1948, the previous house building peak in Canada. For the first time since the war ended the number of houses completed exceeded significantly net family formation; that is, the number of new families formed less the number of families dissolved. In fact, 11,000 more houses were completed than the net increase in the number of families, thus cutting substantially into the backlog of housing demand.

As shown by Figure 1, dwellings completed in 1928 and 1929 exceeded net family formation by about 16,000 units annually. During the 'thirties the excess of new residential units over the number of families added averaged about 7,000 units annually. During the years 1940 to 1946 inclusive the number of families added exceeded new residential units by an annual average of about 20,000 units which is one of the main reasons for the present shortage of houses.

A characteristic of post-war house building in Canada has been successive increases in the number of houses started each year in comparison with the previous year. This trend did not continue in 1949. In the first and fourth quarters residential starts were higher than in comparable periods in 1948, but in the second and third quarters starts were 8% lower. For the year as a whole housing starts were 93,000 units, close to but slightly below the 1948 level of 95,000 housing starts.

British Columbia continued to lead other regions of Canada in over-all housing completions per capita during 1949, followed by Ontario, the Prairies, Quebec and the Maritimes. Regional variations in total com-

pletions reflect population growth and economic activity to a large extent, but they are affected also by the greater need for new housing units in urban than in rural areas. In urban housing, as represented by communities of 5,000 population or over, the Prairie Provinces had a higher per capita completion rate than other regions, and Quebec's rate exceeded that of Ontario. Comparative figures showing completions per thousand population, by region, based upon 1948 population estimates are:

Region	All Areas		Centres of 5,000 Population and Over	
	1948	1949	1948	1949
British Columbia..	10.3	9.7	12.9	10.9
Prairies.....	6.0	7.5	10.5	12.5
Ontario.....	6.7	7.7	6.1	8.3
Quebec.....	5.6	6.4	6.2	8.7
Maritimes (excluding Nfld.)	4.4	4.5	4.4	6.0
Canada.....	6.3	7.2	7.3	9.1

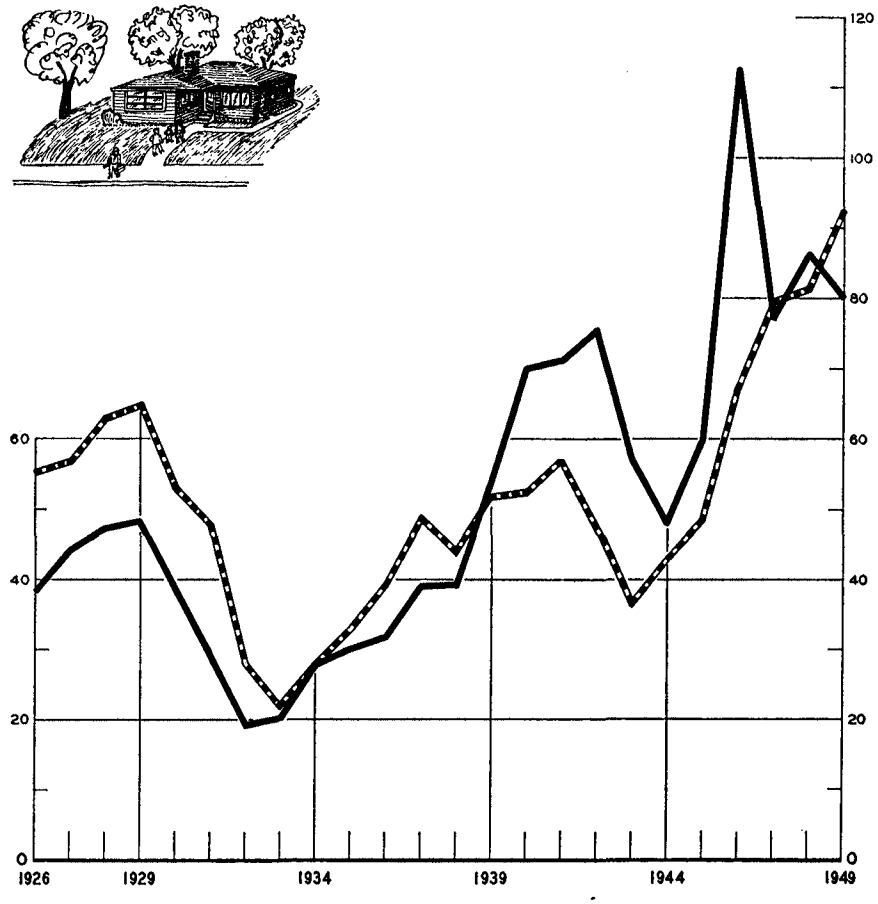
The supply of building materials of all types, with the possible exception of cement, was easier in 1949 than in 1948. In aggregate, the volume of production of building materials was about seven per cent above 1948, although this aggregate increase represents both increases and decreases in the production of particular items. The construction labour force during 1949 is estimated to have averaged about 348,000, or about 14 per cent greater than in 1948. House building, as a proportion of total construction, remained at approximately 40 per cent.

The continuous upward trend in building costs levelled out during the year. The wholesale price index of residential building materials, with 1939 being equal to 100, reached a peak of 225 in February, 1949, and declined to a low of 221 in September, 1949. From then until the end of the year there was little change in the index. The annual average index for 1949 is estimated at 223, or about five per cent above the average for 1948. Wage rates of construction workers rose slowly during 1949. The annual average is estimated at 185, or about six per cent higher than in 1948. The weighted index of residential building materials and construction wage rates was about five per cent above that of 1948.

Although houses of a higher price class have not been selling in 1949 as freely as in 1948, there is little change in the effective demand during 1949 for houses costing up to $10,000. Our records of completed but unsold houses in the larger communities show a small but not a significant increase. For the moment, at least, builders are not having difficulty in selling small houses. The changes in Rental Regulations which have had the

effect of permitting an increase in ceiling rents by 18 per cent and 22 per cent, have resulted in increased interest in home ownership.

Although houses cost about twice as much as before the war, more houses, both new and old, are being purchased than ever before. Higher sale prices, down payments and subsequent carrying charges have not been sufficient to reduce effective demand below that required to absorb new residential construction. Physical need for housing by a rapidly increasing number of families is one reason for this buoyant demand. Other reasons are the high level of personal savings available to make down



NET FAMILY FORMATION AND HOUSING COMPLETIONS, CANADA, 1926-1949

(IN THOUSANDS OF UNITS)

NET FAMILY FORMATION

HOUSING COMPLETIONS

payments, as well as disposable personal income sufficient to finance the monthly debt service of principal, interest and taxes.

The Federal Government's direct participation in the 1949 housing programme of about 7,800 completions of rental units for veterans and 2,000 units for married personnel of the three Armed Services, represented about 11 per cent of all completions. About 24 per cent of all completions was financed under the National Housing Act. Another 18 per cent was financed by lending institutions by way of conventional mortgage loans without the benefit of the National Housing Act. About one half of the 1949 programme was the result of financing and other assistance by lending institutions and Government. The balance of the housing programme was planned, initiated and built by private individuals without the benefit of financing by lending institutions or public assistance in any form. This is a most important sector of the housing programme, and one which will in large measure determine the buoyancy of new housing starts in 1950.

In 1949 one phase of Government's direct participation in housing declined while another was expanding. The veterans' rental housing programme, which involved commitments for 8,807 units in 1948, was reduced to 4,766 units in 1949. The reduction was occasioned by a declining interest and by inability of some municipalities to enter into agreements requiring land and financial participation by municipalities. On the other hand, the construction of rental units for married personnel of the three Armed Services, which in 1948 involved 2,000 units, and had been carried out directly by the Department of National Defence, was entrusted to this Corporation in 1949. The 1949 programme involved 4,698 units, of which starts were made upon 3,005 units by the end of the year. Because of the mobility requirements of military personnel, members of the Armed Services are in a most difficult situation with respect to housing. In many cases families are separated, and in other cases married personnel live in houses far distant from the locale of their duties. Not only will this married quarters programme meet needs in the services, but will also afford general relief by way of extra rental units. Rental accommodation for Armed Service personnel will release rental accommodation for civilians in urban centres near naval establishments, army camps and air stations.

The 1949 amendments to the National Housing Act enable the Federal Government, with this Corporation as its agent, to undertake housing developments jointly with any province. Projects may take the form of the development of land and the construction of housing projects for sale or for rent. The capital costs, as well as operating profits or losses, are to be shared 25 per cent by the province and 75 per cent by the Federal Govern-

ment. Although these provisions were not law until December 10th, 1949, preliminary conversations have taken place with the provinces and there is indication that four or five of the provinces will be seeking legislation so that they may join with the Federal Government in such housing development.

Some of the provinces share our view that privately initiated residential construction, with and without assistance of the National Housing Act, is being limited because of the shortage of serviced land. This is now the case in most metropolitan communities, particularly where a number of municipalities are involved. It is likely that participating provinces will join the Federal Government in seeking the co-operation of the municipalities to remedy this situation, and that the development of serviced land will be financed under the partnership arrangement.

There have been discussions with the provinces upon ways and means to ensure a continuing supply of houses for home ownership and home owners. The view is held by some provinces that as much of the housing need as possible should be met by way of home ownership, rather than embarking upon a large amount of rental housing which at the present time is likely to require heavy annual subsidies. It is felt that steps to promote more home ownership to a wider constituency should avoid competition and over-lapping with the efforts of builders and individuals. To this end it is felt that participation by the partnership should take the form of guarantees to the builder and assistance in the financing of down payments rather than direct ownership of houses for sale by the Federal and Provincial Governments.

During preliminary discussions with the provinces, consideration has been given to slum clearance and the redevelopment of centrally located sites in the larger communities with low rental housing. Reasons which since the end of the war have limited the use of the slum clearance provisions of the National Housing Act are still present. Firstly, in the present buoyant real estate market the cost of land with its sub-standard structures suitable for redevelopment is higher than seems commensurate with the low rental character of the rental units to be erected upon the redeveloped property. Secondly, most redevelopment in centrally located areas involves the use of fireproof construction. This heavier type of construction is relatively more costly than fringe area residential construction under today's conditions because it involves the use of that part of the construction industry now so busily engaged in other forms of construction. High capital costs on this score are difficult to reconcile with long term low rental housing. Thirdly, there is the very practical problem of rehousing families presently living in the sub-standard structures located upon the land to be redeveloped, at a time when no alternative accommodation is available.

If the provinces decide to join with the Federal Government in publicly assisted rental housing projects in the near future, they are likely to be located in fringe areas or upon inside land where demolition of existing units is not necessary.

Although it is too early to determine the extent of the activities resulting from the partnership with the provinces either in 1950 or in the long term, the relationship is already a happy one and confirms the belief that real progress can be made in resolving many housing problems through co-operation between all levels of government.

Mortgage interest rates were unchanged during the year. Mortgage funds remained readily available in most urban areas with lending institutions anxious to increase their portfolios. However, in the smaller communities and in outlying areas there appeared to be some lessening in the supply of mortgage credit during the year. In operations under the National Housing Act lending institutions made fewer loans in outlying areas and the fringe areas of metropolitan communities. As a result the Corporation received more enquiries concerning loans under the National Housing Act and during the year made more direct loans to borrowers in accordance with Section 31A of the Act, having established in each case that a joint loan was not available to the applicant from the lending institutions.

The number of starts and completions in 1950 will be conditioned as in other years by the availability of resources for house building purposes and the effective demand for these resources. The available supply of labour and materials is likely to be somewhat more favourable than in 1949 and should permit at least as much, and perhaps somewhat more residential construction. The expansion of building material output and supply in 1949 is expected to continue in 1950. Most building material producers, including many of those whose production declined a little in 1949 over 1948, expect a continuing strong demand for their products in 1950. A further expansion of the construction labour force appears likely in 1950, although the rate may be lower than in 1949. On the other hand, an important physical limitation will be the increasing difficulty in finding serviced land at reasonable prices. Scarcity of serviced building lots, particularly in the larger urban centres, is likely to prove more limiting upon the volume of new starts than is the supply of labour and materials.

Housing demand in 1950 will be influenced by net family formation and replacement demand. At this time little change in 1950, as compared with 1949, is expected. Marriages, which for the first half of 1949 were at a rate about 10 per cent below 1948, rose in the second half of the year, resulting in 121,000 marriages in 1949 as compared with 124,000 in 1948. If the current trend continues, marriages in 1950 may be a little higher than in 1949. Such an increase, however, may be offset by a lesser number

of immigrating families, which trend became evident in the second half of 1949. As long as housing demand continues to exceed housing supply no large-scale demolitions can be expected. Replacement demand in 1950 should remain at the current level of about 8,000 to 10,000 units.

The prospect of a comparatively high level of economic activity during 1950 will support effective housing demand. Greater stability in house building costs, which seems likely to continue into 1950, is a favourable factor. Reduced down payment requirements under the National Housing Act, provided by the 1949 amendments, will widen the band of prospective home owners, making it possible for more families of moderate savings to purchase homes. Changes in rental control regulations, and particularly the authorized rental increases, are causing many tenants to review their shelter position. It is likely that many tenants now paying higher rent more in keeping with present shelter costs will decide to become home owners.

Except for the shortage of serviced land, conditions seem favourable to a high volume of starts in 1950. However, starts are influenced immediately by changes in effective demand. Less favourable economic conditions, or unwillingness to pay current prices for new houses and rentals for new accommodation, might well off-set favourable supply conditions, more stable prices, easier financing terms and a greater number of potential purchasers. Presently it would appear that starts in the first half of 1950 might be about the same as in 1949, which together with the carry-over of 58,000 units at the end of the year, would result in 1950 completions in about the same number as in 1949. A lesser number of starts in the second half of 1950, should that occur, would cause a corresponding reduction of carry-over of incomplete construction at the end of the year rather than a substantial reduction in the number of completions during the year.

NATIONAL HOUSING ACT

The National Housing Act, 1944, was amended by 13 George VI, Chapter 30, which came into force on December 10th. The amendments involve changes relating to loans for home ownership, loans to co-operative associations and home extension and home improvement loans. The amendments also make provision for joint participation by the Government of Canada and any province in the development of housing projects for sale or for rent and in the acquisition and development of land for residential construction. Certain changes were also made to the Regulations governing loans for rental housing.

1949 Changes to the National Housing Act.

Section 4 of the Act relating to loans to assist in the construction of houses for home ownership is substantially revised. The amendments

provide for basic joint loans amounting to 80% of the lending value of the houses being constructed. These loans are made by the Corporation and lending institutions to builders and to home owners. At the same time, provision is made for an additional loan by the Corporation to the purchaser of a house built by a builder under the Act and to a home owner building his own house, where the sale or contract price is, in the opinion of the Corporation, fair and reasonable. The amount of the additional loan may be as much as one-sixth of the amount of the basic joint loan. This amendment is designed to reduce by about 50% the down payment made by a prospective home owner.

The amendment to Section 4 eliminates the previous graded percentages for determining the amount of the loan which in ordinary cases were 95% of the first $2,000 of lending value, 85% of the next $2,000 of lending value and 70% of the lending value in excess of $4,000; or, where the sale price was controlled, the percentages were 95% of the first $3,000 of lending value, 85% of the next $3,000 of lending value and 70% of the lending value in excess of $6,000. The loan is now uniformly 80% of the lending value.

The rate of interest remains at 4½% per annum calculated half yearly, and the terms of repayment are the same both with respect to the joint loan and the additional loan which are secured by the same mortgage or hypothec.

The legislation contained in Section 4 of the Act relating to loans to co-operatives has been revised. The new provisions contemplate two types of co-operatives. The first is the co-operative association formed for construction purposes only, with the intention that when the project is completed each member of the co-operative will own one home; the other is the co-operative association which continues to own the housing, both during construction and thereafter. In the case of the construction co-operative, the new legislation authorizes a blanket joint loan of 80% of the lending value of the whole project, with the provision that on completion and upon transfer of a house to a member of the co-operative, the additional one-sixth loan may be made to such member. In the case of the continuing co-operative, a joint loan of 80% may be made in the first instance, with provision for an additional one-sixth to be made by the Corporation to the co-operative if each member of such co-operative undertakes by separate agreement to be responsible for his share of any deficiency resulting from foreclosure.

Parliament increased the appropriation from $100 million to $300 million for the purpose of loans under Part I of the present Act and for the purpose of paying any losses in respect of loans previously made under The Dominion Housing Act, 1935, or The National Housing Act, 1938, and for

losses that may result from loans made under the present National Housing Act.

The amount of each loan that may be guaranteed by the Corporation for home improvement and home extension purposes is increased by 25% over the amount specified in the previous legislation. At the same time the section limiting the Corporation's power to guarantee loans to an aggregate amount of $100 million is revised correspondingly to $125 million.

An important part of the new legislation deals with housing developments that may be undertaken jointly by the Government of Canada and any province. Section 35 provides that the Government of Canada and a province may acquire and develop land and may construct housing projects for sale or for rent. The capital costs, profits and losses on such undertakings are to be shared 75% by the Government of Canada and 25% by the province. While the legislation is broad in its terms, provision is made for regulations to be passed by Order in Council respecting the type and cost of land that may be acquired and used, the type and cost of housing that may be built and the conditions under which such housing may be offered for sale or rent.

Under the terms of this legislation, housing projects may be constructed on land jointly assembled or on land already serviced and ready for residential construction. Such projects may be sold by the joint participants or may be rented. Rental housing projects may be rented at economic rents or at subsidized rents as agreed upon by the Government of Canada and the province concerned.

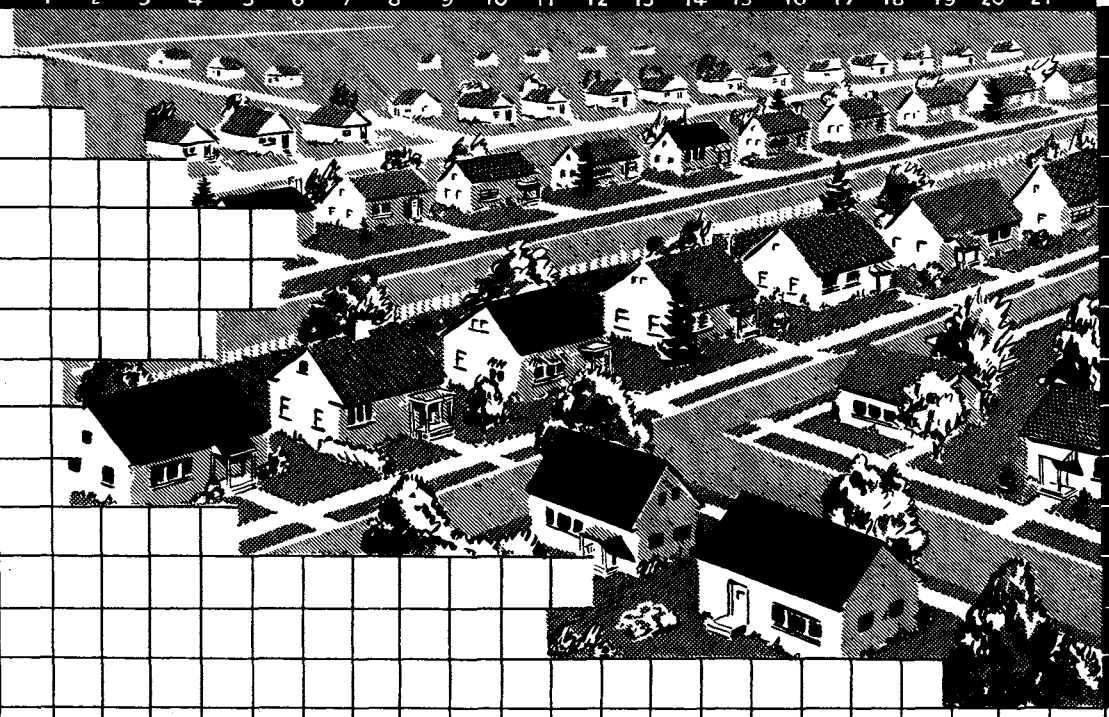
A special account has been established in the Consolidated Revenue Fund to which is to be credited $50 million available for expenditures on federal-provincial projects. Combined with the continuing statutory appropriation is a provision for an annual appropriation. When the annual appropriation is made, the special account referred to above is credited with an amount sufficient to restore it to $50 million. Thus there will be available for continuing commitments the amount of $50 million at all times.

Changes in the Regulations

The principal changes in the Regulations affect joint loans under Section 8 to assist in the construction of rental housing projects. The maximum loans in respect of multiple-family dwellings are increased by the consolidation and re-enactment of "Regulations under Parts I and II of The National Housing Act, 1944", effected by Order in Council P.C. 6129, dated December 6th, 1949. The previous Regulations provided that a joint loan made to assist in the construction of a fully serviced multiple-family dwelling should not exceed $4,800 per unit where the average size of the unit was 800 square feet. Provision is made for an increase in this maximum

DWELLING UNITS APPROVED UNDER THE DOMINION HOUSING ACT, 1935, THE NATIONAL HOUSING ACT, 1938 AND THE NATIONAL HOUSING ACT, 1944

YEAR	NUMBER OF HOUSING UNITS (INDICATED IN THOUSANDS) 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21	AMOUNT ($000)
1935		514
1936		3,778
1937		7,524
1938		13,840
1939		19,142
1940		16,721
1941		13,508
1942		3,170
1943		5,454
1944		4,855
1945		21,143
1946		55,951
1947		53,231
1948		104,524
1949		139,499



where the average size of the units is more than 800 square feet, and a reduction where the average size is less than 800 square feet. Under the new Regulations the maximum loan remains the same, with the qualification that where the mortgage provides that the principal amount of the loan is to be repaid at an average rate of not less than 5% per annum during the first five years of the term of the loan, the maximum is to be $5,300 in the case of non-fireproof construction. Where the construction is fire-resistant, this amount may be increased but may not exceed $5,700 per unit in the case of fireproof construction. A proportionate increase and decrease is provided where the average size of the units is larger or smaller than 800 square feet.

LENDING OPERATIONS

The volume of housing units approved under the National Housing Act continued to increase during 1949. Loans to assist in the construction of houses for home ownership were slightly higher at 18,111 housing units, compared with 15,753 in 1948. During 1949, however, there was a major increase in approvals of rental housing units. The total was 6,793 housing units, compared with 3,075 in 1948. The largest part of the rental housing was produced under the Rental Insurance Plan which was introduced in 1948 and has been particularly productive in the Province of Quebec. Units for rent were for the most part multiple-family dwellings, while units for home ownership were principally one-family dwellings, with some duplexes in which the owner occupies one unit. This type of house appears almost exclusively in the Province of Quebec. For each 2-storey dwelling financed under the National Housing Act in 1949 there were three storey and a half dwellings and five bungalows financed (Table 6).

The number of loans approved under The Dominion Housing Act, 1935, and The National Housing Acts, 1938 and 1944, now total 76,271 amounting to $462.9 million for 98,192 housing units (Table 1). The distribution of loans by provinces and urban centres is indicated in Tables 2 and 3.

On September 21st, 1949, the lending values established by the Corporation were increased by an average of approximately 12%. The increases vary from 9% to 17% in different areas throughout the country. Building costs form the basis of lending values and are themselves influenced by the availability of labour and materials and the efficiency of labour and management. There has been a variation in building costs in different parts of Canada. While there still remains a difference in the prevailing level of lending values between the major cities, the Corporation's revised lending values for each community reflect this variation in building costs.

Since September 21st, 1949, when the recent amendments to the National Housing Act were first announced by the Government, it has been necessary

for the Corporation to establish fair and reasonable sale prices or costs to enable the home purchaser or home owner to qualify for an additional one-sixth loan. The sale price or cost has been established by adding a maximum of 20% to the loan, including the additional one-sixth loan. Since the amendments were implemented on September 21st, approximately 68% of all approved applications are eligible for the additional loan. At the end of the year, there were 2,368 Canadian builders constructing and selling houses financed under the National Housing Act to home-owner occupants.

While the volume of loans under the Integrated Housing Plan decreased by 3,151 units to 2,502 units, the volume of ordinary builders' loans for sale at free market prices increased by 3,121 to 9,101 single family dwellings. It is a policy of the Corporation that the amount paid for principal, interest, taxes and insurance should generally not exceed 23% of a home owner's gross income. Exceptions were made in only 3% of all 1949 applications. The average ratio of gross debt service to income during the year was 18.5% and compares with 18% in 1948. This is the national average from which there was little variation throughout the country. Of the joint loans on one-family dwellings approved during 1949, 7% had an amortization period of less than 20 years as compared with 3% in 1948; 24% had an amortization period of more than 20 years as compared with 38% in 1948. The average loan per dwelling unit during the year was $5,604 as compared with $5,399 in 1948 (Table 6). The distributions of houses started and completed under the National Housing Act in the provinces and the major cities are shown in Tables 2 and 3.

Joint Loans

The National Housing Act provides for basic joint loans not exceeding 80% of the established lending value. Of this basic joint loan, the lending institution provides 75% and the Corporation 25%. The additional loan which may be made under the recent amendments to the Act is provided by the Corporation. When the basic 80% loan and the additional one-sixth loan are blended the share of the lending institution is nine-fourteenths, and that of the Corporation is five-fourteenths in the case of one-family dwellings; and two-thirds and one-third in the case of two-family dwellings. Between lending institution and the Corporation there are two loans, whereas between the borrower and the mortgagees there is but one loan, with the whole amount of the higher loan being included in the same mortgage or hypothec.

The new legislation has called for a number of changes in the arrangements between the lending institutions and the Corporation. As a result,

the standard agreement between the lending institutions and the Corporation is being rewritten.

Under the Act the Corporation is authorized on behalf of His Majesty to enter into a contract with an approved lending institution on the terms set out in Sections 4 and 8 to join in making loans to assist in the construction of houses and rental housing projects. The agreement provides for the lending institution to receive applications for loans, which are approved jointly by the lending institution and the Corporation, and for the administration of the loan by the lending institution not only during the period of loan advances but during the term of the loan after it has been made.

Under the agreement and pursuant to the Act, the Corporation gives a guarantee to the lending institution in respect of its share of the loan. This guarantee is given by means of credits in respect of each housing unit to a "pool guarantee account" maintained by the Corporation for each lending institution with which it has an agreement. These credits are:

(a) For basic joint loans amounting to 80% under Section 4 of the Act and for joint loans under Section 8 of the Act—

	CATEGORY ONE	CATEGORY TWO
20-year amortization.....	$200	$350
25-year amortization.....	225	375
30-year amortization.....	250	400

(b) for joint loans including the additional one-sixth, the above amounts are increased by $25 in Category One and $50 in Category Two.

(For the purpose of these calculations, Category One includes generally all metropolitan areas and environs; Category Two, smaller urban centres and outlying areas.)

In the event of loss in respect of an 80% loan, the amount of such loss is shared in the ratio of the interests of the lending institution and the Corporation; that is, the Corporation assumes one-quarter of the loss and the lending institution three-quarters. When there is a loss arising out of a case in which the Corporation has made an additional loan under the new legislation, the Corporation assumes the full amount of the loss in respect of the unpaid balance of the additional loan.

When the losses have been determined, the lending institution has recourse to the pool guarantee account in respect of its share of the loss and, to the extent that there are monies in the pool guarantee account, may draw upon the Corporation for recovery of all its loss. In the event that the pool guarantee account is exhausted, the lending institution must bear its share of the loss.

Integrated Housing

The Integrated Housing Plan, which originated in 1945, was continued during 1949. During the year, 2,502 housing units were approved, compared with 5,653 housing units in 1948. Projects were approved in 24 cities compared with 78 cities in which projects were approved during 1948. The number of units completed but unsold was 2.1% of the 15,977 housing units approved under the Integrated Housing Plan up to December 31st, 1949.

There is little doubt that the steps taken by the Corporation to afford greater protection to the purchaser contributed to the downward trend in volume during 1949. Under the recent Corporation requirements a builder must give a conveyance of the land to the Corporation at the first-floor joist stage of construction and trustee all prospective purchasers' deposits until the project has been satisfactorily completed and sold. Progress payments on the mortgage are made against lien waivers or receipted accounts for materials.

The percentage of Integrated housing units sold to veterans during 1949 varied by locality from 25% to 100%, the national average being 65%. The principal protection to the builder is the guarantee offered by the Corporation to purchase any unsold houses. The Corporation is continuing to accept Integrated projects carrying a sale price approximately 5% less than that established under the fair and reasonable price pattern. The differential between the two sale prices is the value placed by builders upon guarantee by the Corporation to purchase any unsold houses.

Rental Insurance

Rental insurance is designed to encourage private builders and owners to provide an additional supply of rental housing. To qualify for a rental insurance contract, the units of the project must have an average floor area in excess of 700 square feet and contain an average of 3.5 standard rooms and 1.5 bedrooms. The maximum rent may not exceed $80 per month for a fully-serviced dwelling unit of 800 square feet, except in high taxation areas where the maximum rent may not exceed $84. The maximum is adjusted to the extent that the unit is more or less than 800 square feet and in accordance with the services provided.

During 1949 activities under the Rental Insurance Plan were extensive, commitments being given for 7,720 housing units. While applications were approved in all Regions, builders and investors in Greater Montreal were the most active. During the last six months of the year, applications covering fully-serviced apartments declined in that area because of the reduced effective demand for this type of accommodation at rentals which in 1948 averaged $83.62 for 879 square feet. Commitments in Greater

Montreal are now confined to semi-serviced and 'cold' detached and semi-detached duplexes and apartments. To date, 44% of all commitments made cover fully-serviced apartments. Garage accommodation was provided for 23% of the total housing units. Since the inception of the plan in July, 1948, 154 projects have been approved, comprising 9,708 housing units. The distribution of these rental housing units by Region was: Quebec 73.9%; Ontario, 19.4%; the Prairies, 5.1%; British Columbia, 1.3%; the Maritimes, .3%. At the end of the year the national average monthly rental per suite was $70, and the average number of standard rooms was four. The average estimated cost per unit submitted by the applicants was $6,978 for an average unit with a floor area of 920 square feet. Because of the multiple nature of the construction, this was considerably lower than the national average of builders' estimated costs for bungalows built for sale or owner occupancy during 1949 which was $8,089 for 904 square feet.

During the year, it was necessary for the Corporation to expand its direct loaning activities to finance the majority of the housing units under the Rental Insurance Plan. Of the total units approved to date 30% was financed by lending institutions, 46% by direct loans from the Corporation and financing for the remainder had yet to be arranged.

At the end of the year 2,689 housing units were completed of which 20 were unrented. Leases have also been signed at rentals established by the Corporation for 985 of the units which are still under construction.

Double Depreciation

Applications during the year for Double Depreciation on Rental Housing Projects under the Income War Tax Act were approved for 2,656 units, of which 2,501 units were under the Rental Insurance Plan.

Applications have not yet been submitted by all owners of rental housing projects on which construction commenced prior to December 31st, 1949. With the termination of Double Depreciation under present legislation, however, it is anticipated that a number of outstanding applications will be filed, particularly in respect of Rental Insurance Projects (Table 20).

Direct Loans — (Section 31A)

Loans under Section 31A are made only when there is evidence of the unwillingness of lending institutions to finance the projects. These direct loans are of three basic types: loans to home owners, loans on rental insurance projects and loans to owners of rental projects not covered by rental insurance.

The lending institutions continue to restrict their activities to the larger cities and the Corporation is financing an increasing number of direct loans to home owners in the smaller communities and remote areas.

In order to encourage the building of units under the Rental Insurance Plan, the Corporation was financing approximately 46% of the units. The objections of the lending institutions to loans under this plan were based primarily on the interest rate of 4¼% and their reluctance to finance unserviced rental accommodation. The units financed by the lending companies were all fully-serviced apartment units.

Total direct loans approved by the Corporation under Section 31A were 621, for $26.4 million on the security of 4,931 dwelling units (Table 5).

Loans to Primary Industries

Section 9A provides for loans to lumbering, logging, mining and fishing companies to construct rental housing accommodation in outlying areas near or adjacent to the site of the company's operations. There were no loans approved under this Section during 1949.

Loans to Limited-Dividend Companies

A minor increase in the activities under Section 9 of the National Housing Act with respect to limited-dividend companies was evidenced during the year in comparison with 1948. In 1949, 144 housing units were approved with loans totalling $923,900, as compared with 115 housing units approved during 1948 with loans totalling $711,280. During 1948, the Corporation made every effort to bring the facilities of this Section to the attention of business firms operating in 'company towns.' In spite of this effort, only two applications were received in 1949 from industrial centres. Three additional applications were submitted by philanthropic groups interested in using the facilities of this Section to provide low-rental housing accommodation for old-age pensioners or similar persons.

Guarantees to Life Insurance Companies for Approved Rental Projects

There were no applications in 1949 for construction of projects by life insurance companies under Section 11. Under this section the Corporation is authorized to guarantee a minimum return of 2½% per annum to a life insurance company investing its funds in a low or moderate cost rental housing project. As in 1948, the lack of activity under this section of the Act may be attributed largely to the high cost of construction.

Land Assembly by Lending Institutions

Section 11B of the National Housing Act authorizes guarantees to approved lending institutions for land assembly purposes. The section authorizes guarantees to life insurance companies and other approved lending institutions for the recovery of their investment plus 2% interest per annum, when such investment is for the acquisition and development of land for housing construction.

One of the principal limitations to new housing construction is the lack of serviced land and the reluctance or inability of municipalities and private builders to finance these services. It is towards the solution of this problem that the section is directed. At present, there are a total of six sponsored land assembly projects under development, covering 372 acres and providing approximately 1,500 serviced residential lots. Of these six projects, negotiations were completed for one project during 1949, consisting of some 150 acres which will provide 534 serviced lots, eight apartment sites and two commercial sections. This project is located in the Township of North York, a suburban district of Toronto.

Direct Land Assembly by the Corporation

On the direct account of the Corporation there are now 11 projects in process covering 640 acres which, upon completion, are expected to provide 3,500 serviced lots. Included in the total of 640 acres is one project which the Corporation acquired in 1949, consisting of 65 acres which is expected to provide some 300 serviced lots. As this land was purchased in the latter part of the year, development has not yet commenced.

Grants in Aid of Slum Clearance

The Regent Park slum clearance project in the City of Toronto is so far the only project in respect of which a grant has been approved under Section 12 of the National Housing Act. This project, covering 42 acres of land, is to have 1,056 units when redevelopment is completed. At the end of 1949, 56 housing units had been completed and occupied. Buildings comprising 206 units were under construction and tenders were being called for an additional 64 units. On the completion of these housing units, the first one-third of the project will be finished within the time schedule set. It is expected that the entire project will be completed within five years. Land acquisition is proceeding in accordance with the schedule and approximately within the cost estimate. The grant of the Government of Canada, amounting to $1,150,000 is to be advanced as the project progresses.

Enquiries have been received from other cities in which plans for slum clearance and redevelopment are under consideration, but to date there have not been any further applications.

Rural Housing

Section 14 of the National Housing Act provides facilities for loans to farmers to assist in the construction of new farm homes. Loans under this section in the year 1949 amounted to $14,974, represented by three loans, two in Alberta and one in British Columbia. In 1948, the total was $20,100.

MORTGAGE ADMINISTRATION

The large increase in mortgage activity with respect to both joint and direct loans necessitated a substantial expansion of the Mortgage Division in 1949. Administration of sales agreements, Integrated Housing advances and acquisitions, Rental Insurance Plan and home extension and home improvement loans, as well as liaison with the lending institutions on mortgage matters, form a major part of the work handled.

Mortgage funds advanced to lending institutions during 1949 totalled $27,280,023. Repayments totalled $4,010,203 and at the year-end there were 48,764 loans outstanding totalling $58,762,996.

The contingent liability under the guarantee arrangement with the lending institutions on account of The National Housing Act, 1938, amounts to $4,636,897 and under The National Housing Act, 1944, to $10,737,567.

Of the 48,764 loans outstanding at the end of the year, there were 243 loans reported as being three months or more in arrears, or .5%.

During 1949 net losses sustained on Housing Act loans (including payments to the lending institutions under the guarantee) amounted to $31,963. The net losses sustained to date under the Housing Acts total $34,857.

The total amount of mortgages under administration at the end of 1949 was $17,945,256, excluding those for loans approved but on which no funds had been advanced. These include mortgages for loans under Sections 9, 9A and 31A and mortgages taken under Section 3B to secure the balance of purchase price of property sold on a deferred payment plan. Two direct loans were in arrears for three months or more. At the end of the year there were 5,914 sales agreement accounts under administration, representing the balance of purchase price on War Workers' and Veterans' units sold to individuals. Sixteen of these accounts were in arrears for three months or more. Included in the monthly payments received from direct loan borrowers and sales agreement purchasers is an amount representing one-twelfth of the annual taxes and fire insurance premiums. From these monies $424,697 was paid out in taxes and $73,159 in fire insurance premiums on behalf of borrowers and purchasers.

Under the Integrated Housing agreement, as a result of its commitment to purchase in the event of non-sale, the Corporation has acquired 171 housing units. At the end of 1949 a further 97 units were in the process of acquisition. These acquisitions represent properties in 25 projects undertaken by 21 builders. The percentage of units acquired and to be acquired at the end of the year to units constructed is 1.7%.

From the inception of the Rental Insurance Plan in 1948 up to the end of 1949, 200 Undertakings to Insure have been issued in respect of 143

COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURE
DIRECT HOUSING OPERATIONS, APRIL 1, 1941-DECEMBER 31, 1949

YEAR	PROJECTS	NUMBER OF HOUSING UNITS (INDICATED IN THOUSANDS) 1 2 3 4 5 6 7	AMOUNT ($000)
1941	13		10,690
1942	29		30,429
1943	20		30,147
1944	3		9,370
1945	23		10,755
1946	63		36,540
1947	88		28,615
1948	87		53,384
1949	78		44,028

projects. In the same period Rental Insurance contracts have been issued in respect of 31 completed projects.

HOME EXTENSION LOANS AND HOME IMPROVEMENT LOANS

During 1949, there were no new loans under the Home Extension Loans Section of the Act. Total loans approved under this section to December 31st, 1949, number 39 for 68 units and an amount of $114,090.

At the year-end the banks reported that of the total of $114,090 approved to date a balance of $29,509 was outstanding and no loans were in arrears.

Proclamation of the Home Improvement Loans Section of the Act remains deferred except in the Province of Saskatchewan where it was proclaimed as to the area of Kamsack following cyclone damage in August, 1944; and in British Columbia in the area which was flooded in 1948.

CONSTRUCTION

Direct construction activities of the Corporation expanded during 1949. The Veterans' Rental Programme was continued and, in addition, the provision of married quarters for the Department of National Defence was undertaken, together with a large-scale operation for the improvement of existing war workers' houses to convert them to permanent dwellings. For the programme of married quarters, it was necessary to establish liaison with the Department of National Defence to determine operating procedures, to design both houses and services and to prepare specifications. Special plans and specifications were required to encompass a variety of conditions in carrying out improvements to war workers' houses. The effect of these additional programmes in increasing construction expenditures was reflected more particularly in the latter part of the year. The average weekly expenditure amounted to approximately $1,089,000 as compared with the weekly figure of $1,018,000 for 1948. The total number of new houses completed under all direct contracts during the year amounted to 7,853 as compared with 6,934 for the year 1948.

The purchasing section of the Construction Division is being disbanded. Up to and including the 1949 programme, contracts were awarded under the terms of which the Corporation supplies some of the building materials. This practice was made necessary during the years following the war because of the shortage of building materials. Now that building materials are in much better supply, it has been decided to revert to the more desirable practice of contractors supplying all building materials.

Within three main categories, construction activities have been:—

Veterans' Rental Projects

The 1949 agreements with municipalities for veterans' houses contained the same provisions as in 1948. Under these agreements, the municipality supplied land and services and the Corporation financed construction cost. In most cases construction costs have been kept to a level permitting the maintenance of a $37.50 per month rental for a five-room unit and it was found that, on the basis of final costs, it was necessary to set higher rents in only a few projects.

The designs for 1949 veterans' houses were substantially the same as those used during 1948, but several refinements and improvements were made without increasing cost. Standardization of construction methods has been further developed and this together with on-site prefabrication, has tended toward an improvement in the contractors' operations.

A much greater proportion of the 1949 programme was constructed on previously undeveloped land. This has led to a marked improvement in the development of site layout and projects are taking on a more attractive appearance. Landscaping has been emphasized as an important feature of housing development and this has been responsible for an improvement in the general appearance of the projects.

Of the 1949 programme of 4,766 units, 3,365 houses were started and a further 271 contracted for but not commenced prior to the end of the year. Of the total programme, 7,804 housing units were completed during the year.

Married Quarters Housing for Department of National Defence

The responsibility for the construction of married quarters was transferred to the Corporation in December, 1948. During the past year the Corporation designed 22 different types of houses for married quarters. The smaller of these were similar in design to the Veterans' Rental Housing plans. In addition, the Corporation has arranged for the engineering design and for the construction of water, sewer, road, sidewalk and street lighting services required to serve the greater part of the married quarters, as well as the layout for each of the projects. In addition to the 219 units in northern areas, the 1949 requirement of this programme amounted to 4,479 units in 34 projects. At the end of the year contracts had been awarded for 3,523 of these houses and 20 of them were completed.

The construction of schools to serve married quarters will be carried out by the Corporation commencing early in 1950 and considerable work toward the inauguration of this programme has already been done.

Permanent Improvements

The decision to retain for permanent use a large number of war workers' houses, which were originally of temporary construction, made necessary

a programme of providing substantial improvements to these houses. These improvements included the installation of concrete foundations, the construction of masonry chimneys and the replacement of any structural members necessary to place these houses in sound condition prior to their sale. Contracts were awarded for the installation of the permanent improvements for 3,236 houses in 30 locations and of these 1,692 were completed at the end of the year.

REAL ESTATE ADMINISTRATION

The growth of the work of real estate administration continued from 1948 throughout 1949 owing to the net increase in the Corporation's holdings of real estate. The sale of houses was at about the same rate as in the previous year, and the return of Home Conversion properties to owners was at an accelerated rate, but these were offset by completion of construction of veterans' rental projects, started in 1948, to the extent that the number of rental units under management in 1949 increased by approximately 11%. Negotiations with municipalities for veterans' rental housing projects under the 1949 programme as compared to 1948 produced arrangements with a smaller number of municipalities and for fewer housing units, but this curtailment was offset by negotiations with municipalities with respect to the Department of National Defence housing and school programmes.

In accordance with the announcement of the Minister of Reconstruction and Supply in December, 1948, the arrangements for veterans' rental housing introduced that year were continued into 1949. No limitation was set upon the number of units which might be built, the Government being prepared to participate to the extent that municipal agreements would permit substantial progress in construction during the current building season, and the availability of labour, materials and serviced land. Agreements were reached with 32 municipalities. These, together with the Corporation's activities at Ajax, resulted in a programme of 4,766 housing units for 1949, as compared with 8,807 in 1948.

The Corporation's housing projects are at present distributed among more than 200 cities, towns and villages. The Corporation again records its appreciation of the co-operation of Canadian municipalities.

Property Management

On December 31st, 1949, there were under administration 41,348 units of rental housing, consisting of 38,367 single units and 2,981 multiple units (apartments or suites). The distribution by provinces is shown in Table 14. Rental revenue for the year 1949 totalled $15.1 million. Rentals three months or more in arrears totalled $4,400.

Property maintenance was confined to items usually assumed by an owner and maintenance expenses were of the order of those in the previous year.

In this report is a detailed analysis of the administrative expenses of rental projects (Tables 15 and 16).

As vacancies occur in former war workers' projects, allocations are confined to veteran applicants; as a consequence, the number of units occupied by non-veterans decreased by 1,660 to 6,804 as at December 31st, 1949. The remaining 34,544 units under rental administration are occupied by veterans of World War II.

Allocations of newly constructed units are confined to veteran applicants according to a point-rating system. Each applicant's priority is based on length and sphere of service with the Armed Forces, number of dependents, pensionable disability, present housing accommodation and ability to pay rent. This system is not infallible but it has proved to be the fairest and most efficient method of allotting veterans' rental houses, and is supported by the Canadian Legion and other organizations interested in the welfare of Canada's veterans.

Allocations to vacancies in existing units during the past year numbered 4,138 and 7,526 newly constructed units were allocated to veterans.

The number of veteran applications on hand decreased from 54,274 at the end of 1948 to 42,409 as at December 31st, 1949. More than one-half of the latter number of applications originated in the metropolitan areas of Montreal, Ottawa, Toronto, Winnipeg and Vancouver.

Sales of Rental Housing Units

The agreements with municipalities for the construction and administration of war workers' houses during World War II had included a provision for their termination six months after the official proclamation of the cessation of hostilities. There has, however, proved to be a continuing need for these houses and it has consequently appeared desirable to extend the terms and revise the conditions of the original agreements. Altogether some 17,000 housing units had been constructed for war workers; by the beginning of 1949 agreements had been renegotiated permitting the sale of 6,434 units in 43 municipalities. During 1949 additional agreements were renegotiated covering 3,021 units in seven municipalities, bringing the total number of houses for sale to 9,455 units in 50 municipalities. The actual purchaser's demand for these houses in 1949 is reflected in approximately 1,850 sales or sales in process. It continues to be the policy of the Corporation to dispose of war workers' housing projects where mutually satisfactory agreements can be reached with the municipalities concerned.

During 1947 and 1948 a substantial number of tenants of veterans' houses wished to purchase in preference to continuing to pay rent. Projects consisting of 2,436 houses of this class were therefore made available for sale and approximately 50% of these have been sold of which 562 units were disposed of in 1949. A desire to purchase continues to be shown by veteran tenants and late in 1949 decision was taken to make the balance of the pre-1948 veterans' rental projects available for sale as and when the municipalities concerned and the Corporation reach mutually satisfactory agreements.

Similar steps have been taken with respect to 1,976 single dwelling units acquired from Housing Enterprises of Canada Ltd.

Altogether during 1949, 286 housing units were sold en bloc to a municipality, 2,710 units to individuals and 13 vacant units to the Department of Mines and Resources for removal to an Indian reserve in Nova Scotia. These sales represent a total value of $11.5 million (Tables 12 and 13). From the inception of the sales programme in 1946 to December 31st, 1949, total value of sales of 8,319 units has amounted to $25.8 million.

Payments to Municipalities in Lieu of Taxes

Ten additional municipalities took advantage of the opportunity offered by the Government in 1946 to obtain increased payments in lieu of taxes from pre-1948 projects, bringing the total number where increases have been arranged to 49. These increases are accompanied by a corresponding increase in monthly rentals payable by the tenants. The greater amounts substantially conform to the level of payments in lieu of taxes under the 1948 and 1949 programmes of $70, $75 and $80 per annum for two, three and four bedroom units respectively. The Corporation is prepared to act on applications by municipalities which as yet have not applied for higher payments in lieu of taxes with respect to pre-1948 projects.

During 1949 payments in lieu of taxes were made to 207 municipalities, amounting to a total of $1.5 million for the year.

Fire Prevention

The Corporation continued during 1949 to intensify its activities in the work of fire prevention. Uninsured fire losses amounted to $20,380, or an average loss of 49 cents per unit as compared with 85 cents in 1948 and against a fire loss reserve account of $2 per housing unit. This low fire loss ratio reflects the continuance of the co-operation received from tenants and the value of organized vigilance to guard against fire losses. Fire losses with respect to Home Conversion projects totalled $10,237 for the year 1949 and were fully covered by insurance.

Home Conversion Plan

As at January 1st, 1949, there were 217 properties, comprising 1,827 housing units under administration. A concerted effort was made during

the year to have the owners take over control of their properties and the leasehold interest of the Corporation was cancelled on 61 properties of 614 units on receipt of the estimated net rental revenue for the balance of the leasehold interest. This reduced the number of projects in operation as at December 31st, 1949, to 156, comprising 1,213 housing units.

Arrangements for Department of National Defence Schools

The Corporation undertook the negotiation of the arrangements between the Department of National Defence and the provinces for the building and operation of new elementary and secondary schools at service camps, and the rationalization of previous agreements with respect to existing service schools or the use of existing educational facilities. With respect to service schools, the capital and operating costs in excess of provincial grants and other forms of assistance are borne by the Department of National Defence, the school trustees are appointed by the province from persons nominated by the Department, and generally the curriculum and administration of the schools conform to provincial standards and regulations. Where existing provincial schools are available, these are utilized and the Department pays a non-resident fee per pupil. Arrangements have been made or agreement in principle reached with all provinces except two; negotiations are in progress with these two provinces.

Ajax Development Project

Reference was made to this Project in the 1948 report.

During the year, industrial interest has continued. In spite of exchange difficulties, three firms from the United Kingdom and a combination of British and Austrian capital have acquired manufacturing facilities. Three new Canadian corporations are now in production, one of which has constructed a modern plant at a cost of $750,000, while four established Canadian firms have moved to Ajax. In addition, two United States companies and one Swedish firm have selected industrial sites and will establish their Canadian plants at Ajax. To date, the employment potential exceeds 500 persons.

Three hundred new houses are either occupied or under construction and sizeable commitments have been made to install or enlarge necessary civic services. Some progress is being made to acquire a suitable form of municipal status.

It is worthy of note that dormitory and catering facilities have been made available to the Department of Labour of the Government of Canada to facilitate its programme of moving Displaced Persons from Europe and placement in Canada.

RESEARCH AND INFORMATION

Under Part V of the National Housing Act, the Corporation has been given the responsibility for examining housing conditions in Canada and elsewhere and for providing information directed towards the improvement of housing accommodation and the development of community planning. The Corporation has continued to pursue these objectives both through the operations of its own research staff and through grants made to universities and other organizations. It has endeavoured to keep the public informed of the progress of housing affairs through its own publications and by the release of information to the press and radio. During the year, expenditures for research and information amounted to $300,912. Of this amount, $204,649 was spent directly by the Corporation and the remainder was disbursed in the form of payments to various organizations or government agencies.

Economic and Related Research

During 1949 the Corporation, aided by the work of government departments, remedied some of the deficiencies in the available information on housing conditions and progress and on mortgage lending in Canada.

Two approaches were used: (1) a short-term programme designed to obtain new current data to be made available to the public as soon as the quality has been effectively tested, and (2) a long-term programme in preparing background estimates in a number of fields where factual information had not hitherto been available.

In connection with the short-term programme new statistical series bearing on housing supply and demand were developed and published in 1949. These included estimates of capital expenditures on new residential construction and on major improvements, publicly and privately initiated housing starts, and monthly indices of production and domestic disappearance of building materials in Canada. Supplementing these overall statistics, data were also obtained dealing with property management operations of Central Mortgage and Housing Corporation, the Rental Insurance Plan, National Defence Housing, housing operations of the Province of Ontario and financial operating statistics of a sample of real estate companies. Series in the process of development and subject to further testing at the end of the year were a new building cost index reflecting builders' experience and a series on net family formation as indicators of the physical pressure for new housing accommodation. In addition, cross-section data on incomes and shelter costs from the Family Expenditure and Income Sample Survey undertaken by the Dominion Bureau of Statistics in 1948 were under examination as an aid in estimating effective housing demand in Canada. At the beginning of the year another project involved the prep-

aration of a forecast of housing demand during 1949, based on information obtained through local surveys in more than 130 communities with populations of 5,000 and over. The results of this survey were included in "Private and Public Investment, Outlook, 1949", tabled by the Minister of Trade and Commerce in Parliament on March 1st, 1949. In the mortgage lending field, in addition to repeating and expanding previous surveys on the volume and type of mortgage lending and the sources of equity financing, a new series on total mortgage loans of all types registered and discharged for the Province of Ontario and for Greater Toronto was obtained, in co-operation with the appropriate provincial and civic officials. The analysis of the data will appear in the forthcoming issue of "Mortgage Lending in Canada, 1949", an annual Corporation publication. Other Corporation publications which include economic data are the quarterly issues of "Housing in Canada" and "Housing Progress Abroad", providing both domestic and foreign housing statistics and current analysis.

In connection with the long-term economic research programme, a comprehensive study dealing with residential real estate in Canada from 1921 to 1948 was completed in draft form during the year. The study, due to be published in 1950, represents a first endeavour by the Corporation to fill some of the basic gaps in the background knowledge of housing supply and demand in Canada. The study includes new housing and related series and contains a progress report and analysis of the research work done up to the end of 1949.

In addition to the Corporation's own economic research work, joint projects were undertaken with other agencies. Together with the Dominion Bureau of Statistics, monthly surveys on housing starts and completions were carried out and preparatory work was done for the sample housing census to be taken in conjunction with the Canadian Census in 1951. Financial assistance was provided to universities in an endeavour to decentralize housing research and encourage regional and local analyses and studies. A study of social and financial costs of a sub-standard housing area in Vancouver investigated by the University of British Columbia and a study of population and housing in Quebec City by Laval University are in hand.

Total expenditures for economic and related research involved $107,502, of which $99,649 was spent directly by the Corporation and $7,853 involved payments to Government departments.

Housing Design

The Corporation continued its endeavours to raise the general level of housing design through the requirements attached to its loan operations, through the example of its own direct construction work and through the study of housing design by architects.

There is evidence of improvement in the type of new small houses which may, in part, be attributed to these efforts. It is noteworthy that 16% of the houses financed with joint loans during 1949 employed designs supplied by the Corporation compared with 12% in 1948.

With the development of rental insurance the Corporation has been able to exert some influence upon the design of multiple-unit housing, particularly with respect to the sizes of the dwelling units. Because of requirements for housing built under this scheme 24% of the rental units had three rooms, 46% had four rooms and 30% five rooms. Requirements for economic planning of public halls, corridors and staircases have been directed towards the increase of the ratio of livable floor area. The Corporation considered it desirable to limit the number of dwelling units with floors below ground-level and accordingly revised its building standards to provide that not more than 50% of the gross basement floor area may be used for family accommodation.

To effect improvement in multiple-unit housing the Corporation made a grant to the University of Toronto which enabled the staff of the School of Architecture to study the space requirements of this type of rental housing. A detailed examination was made of the furnishings, the functions and the room planning in apartments and row houses suitable for middle income and low income families in urban areas. The drawings and accompanying report arising out of this study will be made available shortly in published form.

Housing Investigations

A study of housing co-operatives in the province of Quebec was made in order to consolidate information concerning the growth of this form of housing enterprise which has assumed considerable proportions in that Province during recent years. Discussions with leaders of co-operative organizations took place with a view to offering greater facilities to co-operatives through the National Housing Act.

The Corporation has continued to support the work of the Rural Housing Committees in the Prairies, British Columbia and the Maritime Provinces. In each case the Corporation's grant represents 55% of the budget of those committees, the remaining 45% being provided by the Provincial governments concerned. Their participation in this joint endeavour has created interest in the problems of rural housing and has provided information which is of value to housing in farm areas.

As in previous years the research work of the Prairie Rural Housing Committee has been conducted at the Universities of Manitoba, Saskatchewan and Alberta where valuable work has been accomplished some of

which has been published during the year, (the booklets "Heating the Farm Home" and "Community Centres").

Building Research

Numerous enquiries relating to building products and practices are submitted to the Corporation by builders, home owners, suppliers and producers. Many of these are answered directly. Others are forwarded to the National Research Council. The Division of Building Research, National Research Council, provides technical assistance and meets some of the research needs of the Corporation.

Responsibility for determining the eligibility of building materials and methods for employment in housing being financed under the terms of the National Housing Act is assumed by the Corporation. Such eligibility is determined by evaluating technical data and test reports furnished by the Division of Building Research and other Government or private agencies.

Performance standards pertaining to the production and installation of building materials such as mineral wool insulation for buildings, asbestos cement products for building construction, bituminous water-proofing and damp-proofing compounds, resin emulsion paints and mastic floor tile have been initiated by the Corporation in collaboration with the Canadian Government Specifications Board, National Research Council and the Canadian Standards Association.

Establishment of minimum Building Standards for National Housing Act housing is also a function of the Corporation. Assistance has been given to the National Research Council in its consideration of amendments to the National Building Code and the drafting of a new Dwelling Code.

In an effort to determine the suitability of building houses on floating concrete slabs instead of on traditional foundation walls and footings, four slabs of varying design were placed and houses erected upon these at Ajax, Ontario. Data are being accumulated relating to the performance of the slabs and houses when exposed to actual climatic conditions.

The Corporation has initiated, in collaboration with the Division of Building Research, investigations of various kinds of paints for interior finishes, basic reasons for premature failures of domestic hot water storage tanks or range boilers, performance of various types of insulating products as applied in the field, and continued the study of exterior painting.

Community Planning

The Community Planning Association of Canada has continued to be the principal recipient of grants for the purpose of developing public education in the principles of planning. This Association expanded its activities by conducting a number of regional conferences during the year which have been attended by professional planners, government and municipal officials,

and the general public interested in planning and housing work. The Association has continued to issue its regular information bulletin, in both English and French, with a monthly circulation of about 5,000.

As a contribution towards the development of community planning the Corporation's research staff has made a study of urban mapping methods. This has led to recommendations for certain standard techniques in presenting basic physical information concerning urban areas. Sample sheets showing the recommended techniques are now being printed and will be available to provincial and municipal planning authorities. It is hoped that the adoption of such a uniform method of urban mapping will mark an important step towards the subsequent adoption of consistent methods of planning.

The Corporation has maintained its interest in the education of planning technicians; as in two previous years, grants have been made towards fellowships for graduate students at McGill University; contributions to these fellowships have also been made by the Province of Quebec and the City of Montreal. An investigation has been made into the needs for professional personnel to be employed by planning bodies throughout the country and of the resources of Canadian universities for providing suitable professional education for planners.

A study has been made of the rental housing projects which have been built in Canada since 1941, both by Wartime Housing Limited and by this Corporation. The study has dealt particularly with the experience in land assembly and in the procedures for the initiation and building of projects.

Information Services

To make available to Canadians full information on the provisions of the National Housing Act and to encourage improved house design and construction, the Corporation in 1949 again expanded its information programme.

Emphasizing for the most part the advantages of good house design, four travelling exhibits were displayed at 17 major summer and fall exhibitions and Better Home Shows throughout Canada. The 1949 itinerary included Vancouver, Calgary, Edmonton, Saskatoon, Regina, Winnipeg, London, Toronto, Kitchener, Ottawa, Sherbrooke, Three Rivers and Quebec City.

During the year, approximately 160,000 copies of house design books — "Small House Designs — Bungalows", "Small House Designs — 1½-Storey" and "Small House Designs — 2-Storey" — were printed and distributed. Revised editions for use in 1950 were prepared, together with a new volume, "Modèles de Maisons — Région de Québec".

Arising in large part from the widespread distribution of design books,

demand for Corporation house plans was again sharply higher. In 1949, 7,277 sets of plans were sold as compared with 3,485 sets in 1948. Each set of four copies of the plan and specifications sells for the nominal price of $10 per set, and conforms to C.M.H.C. building standards.

There was a further increase in the number of requests from daily and weekly newspapers, magazines, and trade papers for special articles, photographs, general housing information and interpretation of factual material. These were filled as promptly and fully as possible.

To help meet a heavy public demand for data on good house construction, a series of articles was prepared and distributed on request to the daily and weekly press. As a part of the Corporation's "Newspaper Feature Service", this material was supplemented by the "N.H.A. Design-of-the-Month", which was continued during the year, and by matrices of house designs. A monthly bulletin of information for broadcast purposes was issued to radio stations and the "Builders' Bulletin" was distributed from time to time to builders throughout Canada.

To ascertain the changing needs of press and radio, representatives visited many newspapers and radio stations. A quarterly report on housing and community planning in Canada was prepared for the Secretariat of the United Nations. In September, the Corporation marked with appropriate ceremonies in Winnipeg, the completion of the 75,000th house financed under the Dominion and National Housing Acts.

Expenditures in this field in 1949 amounted to $9,738.

EMERGENCY SHELTER

Activity of the Emergency Shelter Administration is now confined to the maintenance and disposal of existing projects. Many of the temporary wartime buildings used for shelter purposes are in need of structural repairs and in those areas where the shelter situation is still acute necessary repairs are being carried out. In other areas projects are being reduced or closed rather than incur large expenditures on maintenance or structural repairs.

Many of the emergency shelter projects are operated in Crown-owned buildings which were erected on leased land. When these buildings are no longer required for shelter purposes they are being removed and the land restored to the owner.

During 1949, some university and municipally operated shelter projects were reduced in size and some were closed completely. Four projects operated by the Corporation were closed and the buildings sold or demolished. The number of emergency shelter units now in operation throughout the country is about 9,000.

PRIORITIES

In 1949, the Corporation continued to make recommendations for building material priorities to the Priorities Officer of the Department of Trade and Commerce.

These recommendations covered 13,559 dwelling units being built under the Veterans' Rental Programme, Department of National Defence married quarters, Integrated Housing Plan, Rental Insurance projects and housing units built under the National Housing Act with a controlled end sale price. In addition, building material priorities were given to 1,661 other dwelling units. The reduction of building material priorities from some 25,000 units in 1948 to approximately 15,000 units in 1949 reflects the marked increase in the availability of building material supplies during the past year.

Because of the growing supplies of building materials, the Department of Trade and Commerce in March, 1949, widened the band of those eligible for priorities to include any person building his own dwelling unit, the cost of which was $10,000 or less.

Important shortages of materials during the year were restricted to gypsum products, cement and certain steel products, including nails. Special steps were taken in conjunction with Import Control authorities to permit the import of gypsum lath for house building. Import permits covering approximately 60 million feet of gypsum lath were issued in 1949. There was a close liaison with the Priorities Officer on the distribution of cement, and with the Steel Controller on steel products going into house building. To offset local shortages successful arrangements were completed by the Steel Controller for the distribution of nails.

The increased supplies of building materials and the special steps taken in 1949 have resulted in a relatively satisfactory flow of building materials both to priority and all other housing.

ACCOUNTS

The Financial Statement of the Corporation covering the fiscal year ended December 31st, 1949, consists of the Balance Sheet, with supporting schedules of Real Estate and Loans, together with a Statement of Income and Expenditure and Reserve Fund Account for the year under review. Except for the addition of two accounts, the Financial Statement is similar in form to that submitted last year.

A liability entitled "Reserve for Guaranteed Rentals", in the amount of $25,044.41 has been added. This represents the net insurance premiums available to meet future losses under Rental Insurance policies written under the authority of Section 8A of The National Housing Act, 1944, as amended in 1948.

An asset entitled "Advances under the Integrated Plan" in the amount of $793,833.70 has also been added. This item represents advances made to builders at the first floor joist stage of construction in consideration of the Corporation taking title to the property and custody of down payments made by purchasers. These deposits by purchasers are turned over to the Corporation and held in trust during construction of the houses. These deposits will be released to builders only when construction is completed and the house is ready for occupancy. Funds so trusteed are included with the liability covering "Contractors' Holdbacks and Other Security Deposits". At December 31st, 1949, they amounted to $477,131.08.

INCOME AND EXPENDITURE

Substantial increases in loans and construction on direct account have resulted in increased revenues from interest and rentals. Expenses have been maintained at the ratio of last year. The following comparative summary shows the changes in revenues and expenditures during 1949. Rental operations for 1948 on direct account covered only a nine-month period, owing to the acquisition at March 31st of that year of assets under Section 34 of the National Housing Act, whereas in 1949 these operations cover the entire year. Revenue for the first three months of 1948 included management fees earned under the terms of an agency agreement which expired with the transfer of assets to the Corporation.

COMPARATIVE STATEMENT OF INCOME AND EXPENDITURE

	1949		1948	
Gross Revenue—				
Interest				
Rentals				
Management Fees				
Other Income.		$17,066,128.91		$11,533,400.85
Less: Expenditures—				
Administration	$3,383,179.71		$3,209,246.93	
Maintenance and Depreciation of Properties	$7,697,587.22		$5,233,542.53	
Interest on Borrowings	$1,893,166.69	$12,973,933.62	$766,110.80	$9,028,900.26
Net Income Transferred to Reserve Fund		$ 4,032,195.29		$ 2,504,500.59

BALANCE SHEET

Assets

Cash on hand is commensurate with requirements to meet current commitments. Further funds are available, as needed, under borrowing powers contained in the Central Mortgage and Housing Corporation Act and The National Housing Act, 1944.

The balance of $36,119.17 shown as due from the Minister of Reconstruction and Supply represents the net difference between certain expenditures recoverable under various sections of the Housing Acts and the unexpended balance of advances for Emergency Shelter operations (and recoveries of payments made on Home Improvement Loan Guarantees).

Owing to the discontinuance of free issue materials under 1950 contract arrangements, inventories of construction and maintenance materials have been reduced by $136,203.14 and further reductions may be expected when 1949 commitments for free issues to contractors are fulfilled.

Loans under the Housing Acts have increased by $35,741,909.01, from $41,207,048.46 to $76,948,957.47. Losses chargeable to the Minister and recovered under Section 25 of the Central Mortgage and Housing Corporation Act have amounted to $31,962.97.

Agreements for Sale representing the balance of purchase price upon units sold have increased the amount outstanding by $6,627,712.09.

Advances to municipalities and others, representing financial assistance for the installation of services for Corporation-owned housing projects under the 1949 construction programme are still being made. These advances have increased from $811,071.46 at December 31st, 1948, to $1,719,797.12 at the date of this report, after deducting repayments of annual instalments due in 1949.

The Real Estate account has increased from $118,811,855.12 in 1948 to $156,131,313.71 at December 31st, 1949, as shown by the schedule of Real Estate attached to the Balance Sheet. Depreciation on properties has been provided at the same rates as were used in 1948.

The item of "Other Assets" shown in the Balance Sheet at $121,544.55 consists of prepaid expenses representing unexpired premiums on insurance and employees' surety bonds and travelling advances to employees.

Liabilities

Accounts Payable and sundry accrued charges are made up of debts currently owing for operating purposes, totalling $876,520.49, claims from contractors and suppliers for construction work completed to date and materials delivered to the value of $4,213,933.04, and sundry items, including taxes, accrued, but not yet due, and amounting to $294,074.80.

"Contractors' Holdbacks and Deposits from Contractors and Others", amounting to $4,615,332.05, as disclosed in the Balance Sheet, is made up of the following:

(1)	Contractors' Holdbacks and Security Deposits..... These are releasable upon satisfactory completion of the work contracted for.	$3,656,179.14
(2)	Down payments held in trust for prospective buyers of houses built under the 1949 Integrated Plan....	477,131.08
(3)	Refundable deposits from tenants.....	260,404.19
(4)	Sundry other funds held in trust for future release..	221,617.64
		$4,615,332.05

Rents and other payments received in advance represent prepaid rentals from tenants plus receipts on account of sales which are in process, but not yet fully executed.

Employees' Retirement Fund has increased by $18,660.42 on account of contributions received from personnel added to the staff of the organization who have not become members of the Corporation Pension Fund.

Borrowings during 1949 under authority of Section 23 of the Central Mortgage and Housing Corporation Act for loaning purposes amounted to $27,500,000.00, and under Section 34 of the National Housing Act for construction purposes to $61,000,000.00. The latter includes funds for the cost of construction of married quarters for personnel in the Armed Services. Upon completion of the programme the Corporation's obligation to the Minister in this latter respect will be discharged by the hand-over of the properties to the Department of National Defence and cancellation of the debentures covering the borrowings.

Total borrowings to date have been as follows:

	Outstanding at December 31st, 1949	1948	Increase
Borrowings for the purpose of lending under the Housing Acts.....	$ 54,500,000.00	$27,000,000.00	$27,500,000.00
Borrowings for acquisition and construction of land and buildings.....	$101,000,000.00	$40,000,000.00	$61,000,000.00

The Unrealized Capital Surplus account has increased by $45,4 during 1949.

The changes in this account during the year under review are as fol

Balance brought forward from December 31st, 1948....	$65,696,7
Add:	
Additional surplus arising from sales of properties acquired under Section 34 of the National Housing Act...	$ 3,580,7
	$69,277,4
Deduct:	
Transfers to Reserve Fund of Cash realized in 1949 on sales of properties acquired under Section 34 of the National Housing Act.....	$ 2,535,3
Balance per Balance Sheet.....	$66,742,1

RESERVE FUND

The revenue operations of the Corporation for 1949 resulted in a profit of $4,032,195.29 after provision for depreciation. This sum has transferred to the Reserve Fund as required by Section 31 of the Cor tion Act.

The comparative changes in the Reserve Fund between January 1948, and December 31st, 1949, are as follows:

	1949	1948
Credit Balance, January 1st.....	$ 5,000,000.00	$ 374,74
Add:		
Transfer from Income and Expenditure Account for year.....	$ 4,032,195.29	$2,504,5C
Proceeds from sale of properties acquired under Section 34 of The National Housing Act, 1944.....	$ 2,535,357.33	$1,998,59
Liquid Assets acquired under Section 33 of The National Housing Act, 1944.....	——	$2,282,35
	$11,567,552.62	$7,160,19
Deduct:		
Amount transferred to the credit of the Receiver General	$ 6,567,552.62	$2,160,19
Credit Balance.....	$ 5,000,000.00	$5,000,00

The sum of $6,567,552.62 is being remitted to the Receiver General.

ORGANIZATION

The only significant change in the organization of the Corporation during 1949 was the development of a system of bank collection for rents and payments on Agreements for Sale and on direct loan mortgages.This procedure was introduced in a few localities in 1949 and will become general during 1950. Each person making regular payments to the Corporation is furnished with a book of numbered receipts. By presenting this book at any branch of a chartered bank a payment may be made on the holder's account.

Immediately following entry of Newfoundland into Confederation the Corporation extended its facilities to the new Province by establishment of a Branch Office in St. John's. Similarly, branches were established in other areas where the need for such offices became apparent. While the development of trained personnel presented a problem the Corporation was able in 1949 to open Branch Offices in Moncton, Peterborough, Kitchener, North Bay, Lethbridge, Trail and Kelowna.

At the end of 1949 there were five Regional Offices, 20 Branch Offices, nine District Rental Offices, 75 Rental Sub-Offices and 116 bank collection points.

STAFF

The increase in the volume of joint loans, the expansion in direct lending activities, the greater number of properties under management and the increased activity in direct construction required an increase in Corporation staff during 1949. Through the year the regular staff increased by 264 — from 1,345 on December 31st, 1948, to 1,609 on December 31st, 1949. The monthly average number of part-time and casual employees throughout the year was 485 as compared to 596 in 1948.

The Board again wishes to record its appreciation of a loyal and conscientious staff who have discharged their duties so efficiently during the year.

Yours very truly,

D. B. MANSUR,
President.

CENTRAL MORTGAGE AND HOUSING CORPORATION

FINANCIAL STATEMENTS

31st DECEMBER, 1949

CENTRAL MORTGAGE AND
BALANCE SHEET AS

ASSETS

Cash	$ 3,297,037.59
Accounts Receivable, less provision of $26,772.12 for bad debts	247,592.53
Due from the Minister of Reconstruction and Supply	36,119.17
Advances under the Integrated Housing Plan	793,833.70
Inventories of Construction and Maintenance Materials—at cost or at estimated realizable value, whichever is lower	1,352,011.78
Loans under the Housing Acts, including $240,704.92 accrued interest	76,948,957.47
Shares in Housing Enterprises of Canada Ltd. (wholly owned)	750.00
Agreements for Sale, including $129,478.82 accrued interest	16,152,739.90
Advances to Municipalities and others on deferred repayment terms, including $7,267.00 accrued interest	1,719,797.12
Real Estate, at cost or at values placed by the Board of Directors on properties taken over under Section 34 of The National Housing Act, 1944, less provision of $5,356,953.15 for depreciation	156,131,313.71
Construction expenditures for the Department of National Defence, financed by Corporation Debentures	13,905,149.95
Office Furniture and Sundry Equipment, less provision of $147,042.65 for depreciation	174,248.28
Contractors' and other Security Deposits lodged with the Department of Finance	384,250.00
Other Assets	121,544.55
	$271,265,345.75

NOTE:—No provision has been made in the above Statement for possible losses in respect of joint loans made with lending institutions and guarantees and other commitments under the Housing Acts, which are the obligations of His Majesty under these Acts.

D. B. MANSUR,
President

C. D. ARMITAGE,
Chief Accountant

HOUSING CORPORATION
AT 31st DECEMBER, 1949

LIABILITIES

Accounts Payable and Sundry Accrued Charges	$ 5,384,528.33
Contractors' Holdbacks and Deposits from Contractors and Others	4,615,332.05
Rents and Other Payments received in advance	786,770.17
Employees' Retirement Fund	74,707.27
Reserve for Guaranteed Rentals	25,044.41
Due to the Receiver General under Section 31 of the Central Mortgage and Housing Corporation Act	6,567,552.62
Borrowings from the Government of Canada under Section 23 of the Central Mortgage and Housing Corporation Act, evidenced by debentures of the Corporation, including $398,167.92 accrued interest (for lending under the Housing Acts)	54,898,167.92
Borrowings from the Government of Canada under Section 34 of The National Housing Act, 1944, evidenced by debentures of the Corporation, including $1,171,114.78 accrued interest (for acquisition and construction of Real Estate)	102,171,114.78
Unrealized Capital Surplus, including surplus arising from valuations of property acquired under Section 34, The National Housing Act, 1944	66,742,128.20
Capital: Authorized and paid up	25,000,000.00
Reserve Fund	5,000,000.00
	$271,265,345.75

AUDITORS' REPORT

To the Minister of Resources and Development, Ottawa.

We have examined the above Balance Sheet of Central Mortgage and Housing Corporation as at 31st December, 1949, and have received all the information and explanations we have required. We report that, in our opinion, it is properly drawn up so as to exhibit a true and correct view of the state of the Corporation's affairs as at that date, according to the best of our information, the explanations given to us and as shown by the books of the Corporation.

(Sgd.) MAURICE SAMSON, C.A.,
of the firm of Chartré, Samson, Beauvais, Gauthier & Cie.

(Sgd.) K. W. DALGLISH, C.A.,
of the firm of Deloitte, Plender, Haskins & Sells.

Ottawa, Canada—18th February, 1950.

CENTRAL MORTGAGE AND HOUSING CORPORATION
STATEMENT OF INCOME AND EXPENDITURE FOR THE YEAR ENDED 31st DECEMBER, 1949

INCOME:		
Interest earned on Loans under the Housing Acts	$ 1,743,613.36	
Less: Interest on borrowings from the Government of Canada for loaning under the Housing Acts	979,183.30	$ 764,430.06
Property Rentals	14,458,034.93	
Less: Interest on borrowings from the Government of Canada for investment in completed properties	913,983.39	13,544,051.54
Other Income, including $702,430.44 interest on Agreements for Sale		908,283.22
		15,216,764.82
EXPENDITURES:		
Administration:		
Salaries, Head Office and Branches	2,067,248.35	
Pension Fund, Retirement Fund, Group and Unemployment Insurance and Medical Services	412,891.65	
Directors' Fees and Expenses	6,803.65	
Auditors' Fees and Expenses	38,414.52	
Legal Expenses	15,907.00	
Office Supplies and Expenses	210,187.76	
Telephone and Telegraph	73,178.18	
Rental and expenses of administrative premises	144,715.26	
Travel Expenses and use of employee-owned cars	247,942.40	
Information services, films and plans	65,772.03	
Depreciation on furniture and equipment	46,125.01	
Other Expenses	53,993.90	
Sub-Total	3,383,179.71	
Property Expenses:		
Repairs and Maintenance of Properties	2,528,688.07	
Payments to Municipalities in lieu of Taxes and for services	1,706,842.64	
Depreciation on Real Estate	3,462,056.51	
Sub-Total	7,697,587.22	
Total Expenditures		11,080,766.93
		4,135,997.89
Deduct: Net Loss from sales of Corporation owned Real Estate	23,386.95	
Capital Expenditures written off	80,415.65	103,802.60
Balance transferred to Reserve Fund		$ 4,032,195.29

CENTRAL MORTGAGE AND HOUSING CORPORATION
RESERVE FUND

Credit Balance as at 31st December, 1948..	$5,000,000.00	
Add: Transfer from Income and Expenditure Account for year 1949.....	4,032,195.29	
Add: Proceeds from sale of properties acquired under Section 34 of The National Housing Act, 1944.....	2,535,357.33	
		$11,567,552.62
Deduct: Amount transferred to the credit of the Receiver General.....		6,567,552.62
Credit Balance as at 31st December, 1949, as limited by Section 31 of The Central Mortgage and Housing Corporation Act.....		$5,000,000.00

Appendix A-1

CENTRAL MORTGAGE AND HOUSING CORPORATION
SCHEDULE OF LOANS UNDER THE HOUSING ACTS FOR THE YEAR ENDED 31st DECEMBER, 1949

	Balance 31st December, 1948		Advances During 1949		Repayments and Dispositions During 1949		Balance 31st December, 1949	
	No. of Loans Outstanding	Value	No. of New Loans	Total Advances	No. of Loans Paid in Full	Total Principal Repayments	No. of Loans Outstanding	Value
Joint Loans: (Corporation's Share)	33,501	$35,493,175.57	17,539	$27,280,023.25	2,276	$4,010,202.52	48,764	$58,762,996.30
Direct Loans:								
Limited Dividend Housing Companies	8	4,019,245.62	4	430,446.13	1	*943,390.20	11	3,506,301.55
Loans under Section 31A	103	601,278.34	376	13,320,360.25	12	282,530.34	467	13,639,108.25
Mining, Lumbering, Logging and Fishing Industries	6	339,843.39	Nil	12,794.08	Nil	33,336.28	6	319,301.19
	117	4,960,367.35	380	13,763,600.46	13	1,259,256.82	484	17,464,710.99
Mortgages arising from Sale of Property	87	393,532.86	36	182,732.23	7	95,719.83	116	480,545.26
GRAND TOTAL	33,705	$40,847,075.78	17,955	$41,226,355.94	2,296	$5,365,179.17	49,364	$76,708,252.55
						ADD: Accrued Interest		240,704.92
								$76,948,957.47

*Of this amount $919,402.39 representing Advances to Housing Enterprises of Canada Ltd. was converted to Real Estate in possession.

CENTRAL MORTGAGE AND HOUSING CORPORATION
AGREEMENTS FOR SALE—31st DECEMBER, 1949

	Balance 31st December, 1948		Sales and Other Charges During 1949		Repayments During 1949		Balance 31st December, 1949	
	No. of Agreements Outstanding	Value	No. of Sales	Value	No. of Agreements Paid in Full or Cancelled	Total Repayments	No. of Agreements Outstanding	Value
Agreements for Sale	3,758	$9,501,584.46	2,324	$9,961,953.02	168	$3,440,276.40	5,914	$16,023,261.08
ADD: Accrued Interest								129,478.82
								$16,152,739.90

CENTRAL MORTGAGE AND
SCHEDULE OF REAL ESTATE

	Balance 31st December, 1948		Additions During 1949	
	No. of Units	Book Value	No. of Units	Amount
Business Premises for Corporation Use	135	$ 163,516.12	11	$ 62,263.84
Constructed for Rental:				
War Workers' Houses	12,443	2,446,026.61	4	1,515,060.76
Servicemen's Houses:				
1947 Programme and prior—Completed	18,888	56,664,000.00	175	611,322.23
—Under Construction	175	525,000.00	(175)	(525,000.00)
1948 Programme—Completed	790	4,506,596.10	7,037	46,590,053.90
—Under Construction	7,268	25,227,925.66	(6,494)	(20,512,998.46)
1949 Programme—Completed	Nil	Nil	446	2,899,115.00
—Under Construction	Nil	Nil	3,323	10,853,310.37
Multiple Dwellings:				
Completed	245	1,594,705.00	378	3,406,019.85
Under Construction	378	2,050,334.46	(378)	(2,050,334.46)
Housing Acquired from Limited Dividend Companies:				
Single Houses	1,915	15,152,208.41	113	991,170.88
Garages	Nil		376	
Multiple Dwellings	1,141	8,288,913.57	2	(10,038.20)
Garages	Nil		232	
	43,243	116,455,709.81	5,039	43,767,681.87
Acquired Under Guarantee Agreements	95	668,732.84	78	963,308.66
Leasehold Properties:				
Home Conversion Plan	1,783	1,394,757.60	Nil	Nil
Staff House—Hamilton	1	190,000.00	Nil	Nil
	1,784	1,584,757.60	Nil	Nil
Other Real Estate:				
Vacant Land	Nil	1,369,945.00	Nil	67,963.19
Sundry	236	670,466.13	44	14,316.00
	236	2,040,411.13	44	82,279.19
GRAND TOTAL	45,493	$120,913,127.50	5,172	$44,875,533.56

HOUSING CORPORATION

Appendix A-2

AT 31st DECEMBER, 1949

Dispositions During 1949		Balance 31st December, 1949			
No. of Units	Book Value	No. of Units	Book Value	Depreciation	Book Value after Depreciation
13	$ 19,665.40	133	$ 206,114.56	$ 13,424.63	$ 192,689.93
2,026	202,600.00	10,421	3,758,487.37	Nil	3,758,487.37
599	1,797,000.00	18,464	55,478,322.23	3,137,428.85	52,340,893.38
Nil	Nil	Nil	Nil	Nil	Nil
184	1,035,000.00	7,643	50,061,650.00	517,493.32	49,544,156.68
Nil	Nil	774	4,714,927.20	Nil	4,714,927.20
Nil	Nil	446	2,899,115.00	6,551.00	2,892,564.00
Nil	Nil	3,323	10,853,310.37	Nil	10,853,310.37
Nil	Nil	623	5,000,724.85	108,912.76	4,891,812.09
Nil	Nil	Nil	Nil	Nil	Nil
31 6	247,530.98	1,997 370	15,895,848.31	691,700.44	15,204,147.87
Nil Nil	Nil	1,143 232	8,278,875.37	363,810.85	7,915,064.52
2,846	3,282,130.98	45,436	156,941,260.70	4,825,897.22	152,115,363.48
24	186,925.04	149	1,445,116.46	Nil	1,445,116.46
591	408,709.40	1,192	986,048.20	409,510.10	576,538.10
Nil	Nil	1	190,000.00	105,000.00	85,000.00
591	408,709.40	1,193	1,176,048.20	514,510.10	661,538.10
Nil	320,126.73	Nil	1,117,781.46	895.32	1,116,886.14
73	82,836.65	207	601,945.48	2,225.88	599,719.60
73	402,963.38	207	1,719,726.94	3,121.20	1,716,605.74
3,547	$4,300,394.20	47,118	$161,488,266.86	$5,356,953.15	$156,131,313.71

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PART I

NATIONAL HOUSING ACT OPERATIONS

TABLE 1
NET LOANS APPROVED UNDER THE DOMINION HOUSING ACT, 1935, THE NATIONAL HOUSING ACT, 1938, AND THE NATIONAL HOUSING ACT, 1944

October 1, 1935—December 31, 1949 (1)

Period and Housing Act	Number of Loans	Number of Housing Units	Amount ($000)
Dominion Housing Act, 1935:			
1935 (Oct. 1—Dec. 31)	73	97	514
1936	550	788	3,778
1937	1,311	1,817	7,524
1938 (Jan. 1—July 31)	1,149	2,197	7,803
Sub-total	3,083	4,899	19,619
National Housing Act, 1938:			
1938 (Aug. 1—Dec. 31)	1,198	1,697	6,037
1939	4,315	5,973	19,142
1940	4,897	5,621	16,721
1941	4,370	4,323	13,508
1942	1,138	1,093	3,170
1943	1,721	1,721	5,454
1944	1,393	1,393	4,855
1945 (Jan. 1—Jan. 31 (2)	-407	-407	-1,368
Sub-total	18,625	21,414	67,519
National Housing Act, 1944:			
1945 (Feb. 1—Dec. 31)	4,838	5,387	22,511
1946	7,341	11,827	55,951
1947	8,886	10,933	53,230
1948	15,339	18,828	104,524
1949	18,159	24,904	139,499
Sub-total	54,563	71,879	375,715
Total	76,271	98,192	462,853

(1) Annual figures represent the total number of approvals plus reinstatements and increases minus cancellations, decreases and withdrawals.

(2) In 1945 cancellations exceeded approvals under The National Housing Act, 1938

TABLE 2—NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS, BY PROVINCE, 1949

Province	Population (000)	Net Loans Approved				Construction Progress of N.H.A. Units			
		Number of Loans	Number of Housing Units	Amount ($000)	Units per 1,000 Population	Number of Housing Units Under Construction as at December 31, 1948	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units Under Construction as at Dec. 31, 1949
Newfoundland	348	21	21	125	.06	—	18	4	14
Prince Edward Island	90	23	23	150	.26	53	22	55	20
Nova Scotia	645	268	296	1,614	.46	315	288	344	259
New Brunswick	516	194	225	1,297	.44	209	220	318	111
Quebec	3,887	3,293	8,552	45,715	2.20	4,061	6,178	6,773	3,466
Ontario	4,411	8,598	9,353	56,059	2.17	5,054	8,584	7,808	5,830
Manitoba	778	1,469	1,569	9,402	2.02	1,495	1,538	1,989	1,044
Saskatchewan	861	200	193	1,081	.22	128	200	153	175
Alberta	871	2,595	2,837	15,207	3.26	1,397	2,601	2,209	1,789
British Columbia	1,114	1,495	1,832	8,835	1.64	1,342	1,877	2,089	1,130
Northwest Territories	16	3	3	14	.19	2	3	2	3
CANADA (1)	13,537	18,159	24,904	139,499	1.84	14,056	21,529	21,744	13,841

(1)—Excludes Yukon Territory. Gross loans approved during 1949 numbered 19,736 for 28,775 units amounting to $160,257,439; this volume was reduced by cancellations, reinstatements and other changes involving 1,577 loans for 3,871 units and $20,758,805 to yield net loans approved as shown above.

TABLE 3—NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS, BY MAJOR CITY (1), 1949

Area	Population (000)	Net Loans Approved				Construction Progress of N.H.A. Units			
		Number of Loans	Number of Housing Units	Amount ($000)	Units per 1,000 Population	Number of Housing Units under Construction as at Dec. 31, 1948	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at Dec. 31, 1949
Metropolitan Area (2)									
Halifax	132	168	176	1,018	1.33	154	171	185	140
Hamilton	211	1,117	1,197	6,672	5.67	725	1,184	1,208	701
London	115	424	453	2,404	3.94	457	819	706	570
Montreal	1,465	2,304	7,245	38,840	4.95	3,354	5,247	5,637	2,964
Ottawa	258	581	720	4,654	2.79	390	627	474	543
Quebec	267	155	313	1,621	1.17	286	297	394	189
Saint John	90	18	19	123	.21	24	20	25	19
St. John's	57	7	7	42	.12	—	7	1	6
Toronto	1,020	2,878	3,027	19,081	2.97	1,260	2,581	2,152	1,689
Vancouver	546	1,099	1,290	6,206	2.36	947	1,320	1,528	739
Victoria	106	82	179	766	1.69	186	341	287	240
Windsor	155	412	412	2,775	2.66	98	277	189	186
Winnipeg	322	1,366	1,466	8,878	4.55	1,466	1,452	1,940	978
Sub-total	4,744	10,611	16,504	93,080	3.48	9,347	14,343	14,726	8,964
Other Major Cities									
Brantford	37	40	40	226	1.08	15	40	32	23
Calgary	112	829	834	4,649	7.45	483	765	718	530
Edmonton	138	1,361	1,572	8,478	11.39	676	1,591	1,164	1,103
Fort William	34	99	128	635	3.76	121	123	85	159
Kingston	33	47	70	371	2.12	54	73	75	52
Kitchener	42	231	264	1,444	6.29	78	229	165	142
Regina	70	81	82	472	1.17	65	84	49	100
St. Catharines	37	20	50	284	1.35	39	70	61	48
Saskatoon	56	66	69	383	1.23	37	69	72	34
Sherbrooke	49	111	196	909	4.00	79	140	156	63
Sudbury	44	60	107	603	2.43	6	113	38	81
Three Rivers	50	44	49	306	.98	18	31	36	13
Sub-total	702	2,989	3,461	18,760	4.93	1,671	3,328	2,651	2,348
Other Areas	8,091	4,559	4,939	27,659	.61	3,038	3,858	4,367	2,529
CANADA	13,537	18,159	24,904	139,499	1.84	14,056	21,529	21,744	13,841

(1)—Major cities are municipalities with a population of 30,000 and over.
(2)—Includes a few dwelling units situated in parts of municipalities which cut across metropolitan boundaries but lie outside these areas.

TABLE 4—NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS, BY TYPE OF PROJECT, 1949

Type of Project	Net Loans Approved			Construction Progress of N.H.A. Units			
	Number of Loans	Number of Housing Units	Amount ($000)	Number of Housing Units Under Construction as at December 31, 1948	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units Under Construction as at Dec. 31, 1949
(a) N.H.A. 1944, Part I *Joint Loans for Home Owners* (basic):							
Owner-Occupancy	4,935	5,101	28,273	3,103	5,101	4,876	3,328
Integrated Housing	1,954	1,961	11,454	3,936	2,451	4,954	1,433
For Sale	5,974	6,215	32,864	3,843	6,524	7,166	3,201
Sub-total	12,863	13,277	72,591	10,882	14,076	16,996	7,962
(b) N.H.A. 1944, Part I *Joint Loans for Home Owners* (with additional loan):							
Owner-Occupancy	868	915	6,076	6	532	80	458
Integrated Housing	541	541	3,728	15	397	99	313
For Sale	2,794	2,886	19,722	22	1,682	144	1,560
Sub-total	4,203	4,342	29,526	43	2,611	323	2,331
(c) N.H.A. 1944, Part II *Loans for Rental Purposes:*							
For Rent	467	2,210	9,922	1,974	2,229	2,851	1,352
Limited-Dividend Companies	5	144	924	—	150	25	125
Housing Enterprises	—	—	115	—	—	—	—
Sub-total	472	2,354	10,961	1,974	2,379	2,876	1,477
(d) N.H.A. 1944, Section 31A *Direct Loans for Home Owners* (basic):							
Owner-Occupancy	215	239	1,035	110	103	140	73
For Sale	118	186	977	191	1	191	1
Direct Loans for Home Owners (with additional loan):							
For Sale	32	64	346	58	4	62	—
Direct Loans for Rental Purposes:							
For Rent	1	45	264	2	45	2	45
For Rental Insurance	252	4,394	23,784	795	2,309	1,153	1,951
Direct Loans for Rural Housing:							
Owner-Occupancy	3	3	15	1	1	1	1
Sub-total	621	4,931	26,421	1,157	2,463	1,549	2,071

TABLE 4—NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS, BY TYPE OF PROJECT, 1949—continued

Type of Project	Net Loans Approved			Construction Progress of N.H.A. Units			
	Number of Loans	Number of Housing Units	Amount ($000)	Number of Housing Units under Construction as at December 31, 1948	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at Dec. 31, 1949
(e) N.H.A. 1944, Parts I, II and Section 31A *Joint and Direct Loans for Home Owners and Rental Purposes:*							
Owner-Occupancy	6,018	6,255	35,384	3,219	5,736	5,096	3,859
Integrated Housing	2,495	2,502	15,182	3,951	2,848	5,053	1,746
For Sale	8,918	9,351	53,909	4,114	8,211	7,563	4,762
For Rent	468	2,255	10,186	1,976	2,274	2,853	1,397
For Rental Insurance	252	4,394	23,784	795	2,309	1,153	1,951
Limited-Dividend Companies	5	144	924	—	150	25	125
Housing Enterprises	—	—	115	—	—	—	—
Rural Housing	3	3	15	1	1	1	1
Total	18,159	24,904	139,499	14,056	21,529	21,744	13,841

TABLE 5—NET DIRECT LOANS APPROVED, BY LOCALITY, 1949

Locality	Part I Section 31A Home Ownership			Part II Section 31A Rental			Part II Section 31A Rental Insurance			Part II Section 9 Limited Dividend Companies			Part III Section 31A Rural Housing			Total		
	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)
Metropolitan Areas																		
Halifax	1	1	4	–	–	–	1	11	54	–	–	–	–	–	–	2	12	58
Hamilton	–	–	–	–	–	–	3	84	504	–	–	–	–	–	–	3	84	504
London	–	–	–	–	–	–	1	22	127	–	–	–	–	–	–	1	22	127
Montreal	148	248	1,317	–	–	–	228	3,786	20,126	–	–	–	–	–	–	376	4,034	21,443
Ottawa	–	–	–	–	–	–	3	60	393	–	–	–	–	–	–	3	60	393
Quebec	–	–	–	–	–	–	–	–	—	–	–	–	–	–	–	–	–	—
Saint John	–	–	–	–	–	–	–	–	—	–	–	–	–	–	–	–	–	—
St. John's	–	–	–	–	–	–	–	–	—	–	–	–	–	–	–	–	–	—
Toronto	–	–	–	–	–	–	2	169	1,123	–	–	–	–	–	–	2	169	1,123
Vancouver	2	2	9	–	–	–	2	32	192	–	–	–	–	–	–	4	34	201
Victoria	–	–	–	–	–	–	–	–	—	–	–	–	–	–	–	–	–	—
Windsor	–	–	–	–	–	–	–	–	—	–	–	115	–	–	–	–	–	115
Winnipeg	–	–	–	–	–	–	–	–	—	–	–	–	–	–	–	–	–	—
Sub-total	151	251	1,330	–	–	–	240	4,164	22,519	–	–	115	–	–	–	391	4,415	23,964
Other Major Cities																		
Brantford	–	–	–	–	–	–	–	–	—	–	–	–	–	–	–	–	–	—
Calgary	–	–	–	–	–	–	–	–	—	–	–	–	–	–	–	–	–	—
Edmonton	–	–	–	–	–	–	2	50	249	–	–	–	–	–	–	2	50	249
Fort William	–	–	–	–	–	–	–	–	—	–	–	–	–	–	–	–	–	—
Kingston	–	–	–	–	–	–	–	–	—	–	–	–	–	–	–	–	–	—
Kitchener	–	–	–	–	–	–	1	15	85	–	–	–	–	–	–	1	15	85
Regina	–	–	–	–	–	–	–	–	—	–	–	–	–	–	–	–	–	—
St. Catharines	–	–	–	–	–	–	1	30	165	–	–	–	–	–	–	1	30	165
Saskatoon	–	–	–	–	–	–	–	–	—	–	–	–	–	–	–	–	–	—
Sherbrooke	–	–	–	–	–	–	–	–	—	–	–	–	–	–	–	–	–	—
Sudbury	–	–	–	1	45	264	–	–	—	–	–	–	–	–	–	1	45	264
Three Rivers	–	–	–	–	–	–	–	–	—	–	–	–	–	–	–	–	–	—
Sub-total	–	–	–	1	45	264	4	95	499	–	–	–	–	–	–	5	140	763

TABLE 5—NET DIRECT LOANS APPROVED, BY LOCALITY, 1949—Continued

Locality	Part I Section 31A Home Ownership			Part II Section 31A Rental			Part II Section 31A Rental (Insurance)			Part II Section 9 Limited Dividend Companies			Part III Section 31A Rural Housing			Total		
	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)
Other Localities																		
Amos, P.Q.	3	4	19	–	–	–	–	–	—	–	–	–	–	–	–	3	4	19
Avonlea, Sask.	1	1	3	–	–	–	–	–	—	–	–	–	–	–	–	1	1	3
Bashaw, Alta.	3	3	12	–	–	–	–	–	—	–	–	–	–	–	–	3	3	12
Beaupré (Montmorency Co.), P.Q.	–1	–1	–5	–	–	–	–	–	—	–	–	–	–	–	–	–1	–1	–5
Blackville (Halifax Co.), N.S.	1	1	4	–	–	–	–	–	—	–	–	–	–	–	–	1	1	4
Bow Valley, Alta.	–	–	–	–	–	–	–	–	—	–	–	–	–	–	–2	–	–	–2
Bromptonville, P.Q.	1	1	5	–	–	–	–	–	—	–	–	–	–	–	–	1	1	5
Burnaby, B.C.	–	–	–	–	–	–	–	–	—	1	12	10	–	–	–	1	12	10
Campbell River (Vancouver Island), B.C.	–	–	1	–	–	–	–	–	—	–	–	–	–	–	–	–	–	1
Carleton-sur-Mer (Bonaventure Co.), P.Q.	4	4	17	–	–	–	–	–	—	–	–	–	–	–	–	4	4	17
Cumberland (Russel Co.), Ont.	1	1	9	–	–	–	–	–	—	–	–	–	–	–	–	1	1	9
Devon, Alta.	84	84	369	–	–	–	–	–	—	–	–	–	–	–	–	84	84	369
Dolbeau, P.Q.	2	4	12	–	–	–	–	–	—	–	–	–	–	–	–	2	4	12
Donnaconna, P.Q.	1	1	5	–	–	–	–	–	—	–	–	–	–	–	–	1	1	5
Drummondville, P.Q.	2	2	9	–	–	–	–	–	—	–	–	–	–	–	–	2	2	9
Dunham Parish (Cowansville), P.Q.	1	1	4	–	–	–	–	–	—	–	–	–	–	–	–	1	1	4
Dysart, Sask.	1	1	4	–	–	–	–	–	—	–	–	–	–	–	–	1	1	4
East Broughton (Beauce Co.), P.Q.	2	2	8	–	–	–	–	–	—	–	–	–	–	–	–	2	2	8

TABLE 5—NET DIRECT LOANS APPROVED, BY LOCALITY, 1949—Continued

Locality	Part I Section 31A Home Ownership			Part II Section 31A Rental			Part II Section 31A Rental Insurance			Part II Section 9 Limited Dividend Companies			Part III Section 31A Rural Housing			Total		
	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)
Other Localities																		
East Ferry (Digby Co.), N.S.	1	1	3	–	–	–	–	–	–	–	–	–	–	–	–	1	1	3
Eckville, Alta.	1	1	4	–	–	–	–	–	–	–	–	–	–	–	–	1	1	4
Edson, Alta.	2	2	10	–	–	–	–	–	–	–	–	–	–	–	–	2	2	10
Erickson (Kootenay), B.C.	–	–	–	–	–	–	–	–	–	–	–	–	1	1	4	1	1	4
Estcourt (Témiscouata Co.), P.Q.	1	1	4	–	–	–	–	–	–	–	–	–	–	–	–	1	1	4
Granby, P.Q.	–	–	–	–	–	–	2	28	140	–	–	–	–	–	–	2	28	140
Grand-Baie (Chicoutimi Co.), P.Q.	1	1	5	–	–	–	–	–	–	–	–	–	–	–	–	1	1	5
Grenfell, Sask.	1	1	4	–	–	–	–	–	–	–	–	–	–	–	–	1	1	4
Haig Mun. (Foremost), Alta.	1	1	4	–	–	–	–	–	–	–	–	–	–	–	–	1	1	4
Hanna, Alta.	1	1	5	–	–	–	–	–	–	–	–	–	–	–	–	1	1	5
Head Twp. (Stonecliffe, Renfrew Co.), Ont.	1	1	6	–	–	–	–	–	–	–	–	–	–	–	–	1	1	6
Hope, B.C.	3	3	14	–	–	–	–	–	–	–	–	–	–	–	–	3	3	14
Joliette, P.Q.	18	36	135	–	–	–	–	–	–	–	–	–	–	–	–	18	36	135
Killaloe, Ont.	1	1	4	–	–	–	–	–	–	–	–	–	–	–	–	1	1	4
Lacombe, Alta.	–	–	–	–	–	–	–	–	–	–	–	–	1	1	8	1	1	8
L'Ancienne-Lorette (Quebec Co.), P.Q.	10	10	54	–	–	–	–	–	–	–	–	–	–	–	–	10	10	54
Langley Prairie, B.C.	1	1	5	–	–	–	–	–	–	–	–	–	–	–	–	1	1	5
L'Ascension (Quebec Co.), P.Q.	1	1	3	–	–	–	–	–	–	–	–	–	–	–	–	1	1	3

TABLE 5—NET DIRECT LOANS APPROVED, BY LOCALITY, 1949—Continued

Locality	Part I Section 31A Home Ownership			Part II Section 31A Rental			Part II Section 31A Rental Insurance			Part II Section 9 Limited Dividend Companies			Part III Section 31A Rural Housing			Total		
	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)
Other Localities																		
La Tuque, P.Q.	–	–	1	–	–	–	–	–	—	–	–	–	–	–	–	–	–	1
L'Enfant-Jésus (Beauce Junction), P.Q.	–1	–2	–6	–	–	–	–	–	—	–	–	–	–	–	–	–1	–2	–6
Lulu Island (Richmond Mun.), B.C.	2	2	10	–	–	–	–	–	—	–	–	–	–	–	–	2	2	10
Maple Ridge Mun., B.C.	1	1	5	–	–	–	–	–	—	–	–	–	–	–	–	1	1	5
Marathon (Thunder Bay), Ont.	–	–	–	–	–	–	–	–	—	1	3	12	–	–	–	1	3	12
McAdam (Richmond Co.), N.S.	1	1	4	–	–	–	–	–	—	–	–	–	–	–	–	1	1	4
Meeting Creek, Alta.	1	1	4	–	–	–	–	–	—	–	–	–	–	–	–	1	1	4
Mégantic, P.Q.	2	2	10	–	–	–	–	–	—	–	–	–	–	–	–	2	2	10
Melfort, Sask.	3	3	14	–	–	–	–	–	—	–	–	–	–	–	–	3	3	14
Minden (Haliburton Co.), Ont.	1	1	4	–	–	–	–	–	—	–	–	–	–	–	–	1	1	4
Moncton, N.B.	–	–	–	–	–	–	1	22	116	–	–	–	–	–	–	1	22	116
Mont-Laurier, P.Q.	8	9	43	–	–	–	–	–	—	–	–	–	–	–	–	8	9	43
Neguac (Halifax Co.), N.S.	1	1	3	–	–	–	–	–	—	–	–	–	–	–	–	1	1	3
Niagara Falls, Ont.	–	–	–	–	–	–	1	15	90	–	–	–	–	–	–	1	15	90
Nipawin, Sask.	1	1	6	–	–	–	–	–	—	–	–	–	–	–	–	1	1	6
Notre-Dame-du-Bon-Conseil (Drummond Co.), P.Q.	1	1	4	–	–	–	–	–	—	–	–	–	–	–	–	1	1	4
Oakville, Ont.	..	–	–	–	–	–	1	15	93	1	20	127	–	–	–	2	35	220
Oshawa, Ont.	–	–	–	–	–	–	1	32	186	–	–	–	–	–	–	1	32	186

TABLE 5—NET DIRECT LOANS APPROVED, BY LOCALITY, 1949—Continued

Locality	Part I Section 31A Home Ownership			Part II Section 31A Rental			Part II Section 31A Rental Insurance			Part II Section 9 Limited Dividend Companies			Part III Section 31A Rural Housing			Total		
	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)
Other Localities																		
Penhold, Alta.	1	1	4	–	–	–	–	–	—	–	–	–	–	–	–	1	1	4
Port Hawkesbury (Inverness Co.), N.S.	1	1	4	–	–	–	–	–	—	–	–	–	–	–	–	1	1	4
Raymond, Alta.	1	1	5	–	–	–	–	–	—	–	–	–	–	–	–	1	1	5
Rigaud, P.Q.	1	1	5	–	–	–	–	–	—	–	–	–	–	–	–	1	1	5
Rimouski, P.Q.	1	2	4	–	–	–	–	–	—	–	–	–	–	–	–	1	2	4
Rivière-Bleue (Témiscouata Co.), P.Q.	1	1	4	–	–	–	–	–	—	–	–	–	–	–	–	1	1	4
Roberval, P.Q.	1	1	6	–	–	–	–	–	—	–	–	–	–	–	–	1	1	6
St-Benoit-Joseph (Amqui) P.Q.	–	–	1	–	–	–	–	–	—	–	–	–	–	–	–	–	–	1
St-Bruno, P.Q.	2	3	9	–	–	–	–	–	—	–	–	–	–	–	–	2	3	9
St-Coeur-de-Marie, P.Q.	1	2	5	–	–	–	–	–	—	–	–	–	–	–	–	1	2	5
Ste-Croix (Lotbinière Co.), P.Q.	1	1	4	–	–	–	–	–	—	–	–	–	–	–	–	1	1	4
St-Elie-d'Orford (Sherbrooke Co.), P.Q.	1	1	5	–	–	–	–	–	—	–	–	–	–	–	–	1	1	5
Ste-Florence (Matane Co.), P.Q.	–1	–1	–5	–	–	–	–	–	—	–	–	–	–	–	–	–1	–1	–5
St-Hilaire (Rouville Co.), P.Q.	1	1	5	–	–	–	–	–	—	–	–	–	–	–	–	1	1	5
St-Jovite, P.Q.	1	1	5	–	–	–	–	–	—	–	–	–	–	–	–	1	1	5
St-Léonard d'Aston, P.Q.	11	11	46	–	–	–	–	–	—	–	–	–	–	–	–	11	11	46
Ste-Monique (Nicolet Co.), P.Q.	1	1	4	–	–	–	–	–	—	–	–	–	–	–	–	1	1	4

TABLE 5—NET DIRECT LOANS APPROVED, BY LOCALITY, 1949—Continued

Locality	Part I Section 31A Home Ownership			Part II Section 31A Rental			Part II Section 31A Rental Insurance			Part II Section 9 Limited Dividend Companies			Part III Section 31A Rural Housing			Total		
	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)	Number of Loans	Number of Housing Units	Amount ($000)
Other Localities																		
St. Paul, Alta.	1	1	5	–	–	–	–	–	–	–	–	–	–	–	–	1	1	5
St. Paul (Cumberland Co.), N.S.	1	1	4	–	–	–	–	–	–	–	–	–	–	–	–	1	1	4
St-Romuald (Lévis Co.), P.Q.	1	1	4	–	–	–	–	–	–	–	–	–	–	–	–	1	1	4
St-Sauveur (Terrebonne Co.), P.Q.	1	1	5	–	–	–	–	–	–	–	–	–	–	–	–	1	1	5
Ste-Thérèse de Gaspé (Gaspé Co.), P.Q.	1	1	3	–	–	–	–	–	–	–	–	–	–	–	–	1	1	3
Sarnia, Ont.	–1	–1	–3	–	–	–	–	–	–	–	–	–	–	–	–	–1	–1	–3
Sault Ste. Marie, Ont.	3	3	12	–	–	–	–	–	–	–	–	–	–	–	–	3	3	12
Scotstown, P.Q.	1	1	4	–	–	–	–	–	–	–	–	–	–	–	–	1	1	4
Squamish (Howe Sound), B.C.	1	1	4													1	1	4
Steep Rock (Rainy River), Ont.	–	–	–	–	–	–	–	–	–	1	85	694	–	–	–	1	85	694
Stoughton, Sask.	1	1	4	–	–	–	–	–	–	–	–	–	–	–	–	1	1	4
Trafalgar Twp. (Halton Co.), Ont.	–	–	–	–	–	–	1	12	75	–	–	–	–	–	–	1	12	75
Twin Butte, Alta.	–	–	–	–	–	–	–	–	–	–	–	–	1	1	5	1	1	5
Val D'Or, P.Q.	1	1	4	–	–	–	–	–	–	–	–	–	–	–	–	1	1	4
Vermillion, Alta.	1	1	7	–	–	–	–	–	–	–	–	–	–	–	–	1	1	7
Wadena, Sask.	1	1	4	–	–	–	–	–	–	–	–	–	–	–	–	1	1	4
Weedon Centre, P.Q.	2	2	8	–	–	–	–	–	–	–	–	–	–	–	–	2	2	8
Welland, Ont.	–	–	–	–	–	–	1	11	66	–	–	–	–	–	–	1	11	66
Yarmouth, N.S.	–	–	–	–	–	–	–	–	–	1	24	81	–	–	–	1	24	81
Yellowknife, N.W.T.	3	3	14	–	–	–	–	–	–	–	–	–	–	–	–	3	3	14
Sub-total	214	238	1,028	–	–	–	8	135	766	5	144	924	3	3	15	230	520	2,733
Total	365	489	2,358	1	45	264	252	4,394	23,784	5	144	1,039	3	3	15	626	5,075	27,460

TABLE 6
NET LOANS APPROVED, BY TYPE OF HOUSE, 1949

Type of House	Number of Housing Units	Amount ($000)
Single family—1-storey	8,882	48,515
Single family—1½-storeys	5,875	36,162
Single family—2-storeys	1,724	11,739
Sub-total	16,481	96,416
Semi-detached	641	4,104
Duplex	805	3,645
Triplex	185	776
Double duplex	850	4,196
Row house	339	1,294
Apartment building	5,571	28,918
Other	32	150
Sub-total	8,423	43,083
Total	24,904	139,499

TABLE 7
NET LOANS APPROVED, BY SIZE OF LOAN, 1949

Size of Loan	For Home Owners N.H.A. 1944 Part I and Section 31A Number of Housing Units	For Rental Purposes N.H.A. 1944 Part II and Section 31A Number of Housing Units	For Rural Housing N.H.A. 1944 Section 31A Number of Housing Units	Total Number of Housing Units
Less than $3,000	39	147	—	186
$3,000—$3,499	95	203	—	298
$3,500—$3,999	376	325	—	701
$4,000—$4,499	1,396	473	1	1,870
$4,500—$4,999	2,213	1,492	—	3,705
$5,000—$5,499	3,507	1,567	1	5,075
$5,500—$5,999	2,866	1,857	—	4,723
$6,000—$6,499	3,002	320	—	3,322
$6,500—$6,999	1,513	267	—	1,780
$7,000—$7,499	1,410	35	—	1,445
$7,500—$7,999	605	10	—	615
$8,000 and over	1,086	97	1	1,184
Total	18,108	6,793	3	24,904

TABLE 8
NET RENTAL INSURANCE PROJECTS APPROVED, BY PROVINCE, 1949

Province	Number of Projects	Number of Units	Total Estimated Costs ($000)	Average Floor Area (sq. ft.)	Average Number of Standard Rooms	Maximum Annual Rent ($000)
Newfoundland	—	—	—	—	—	—
Prince Edward Island	—	—	—	—	—	—
Nova Scotia	1	11	65	717	3.6	9
New Brunswick	1	22	142	855	3.7	18
Quebec	65	5,949	39,824	924	4.1	4,713
Ontario	33	1,365	11,307	923	3.9	1,401
Manitoba	5	156	1,027	862	3.6	147
Saskatchewan	—	—	—	—	—	—
Alberta	6	94	595	795	3.7	78
British Columbia	7	123	908	878	3.7	119
CANADA	118	7,720	53,868	920	4.1	6,485

TABLE 9

COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURES, DIRECT HOUSING OPERATIONS, APRIL 1, 1941 — DECEMBER 31, 1949

Year	Projects	Completed Construction		Actual Expenditures			
		Housing Units (Number)	Supplementary Buildings (Number)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)
1941 (April 1—December 31)	13	1,666	4	7,863	463	2,364	10,690
1942	29	7,635	74	21,721	2,794	5,914	30,429
1943	20	6,326	113	16,938	7,712	5,497	30,147
1944	3	1,591	51	4,858	2,585	1,927	9,370
1945	23	1,556	5	9,561	225	969	10,755
1946	63	6,997	9	34,314	47	2,179	36,540
1947	88	5,421	9	26,701	21	1,893	28,615
1948	87	6,934	8	49,180	39	4,165	53,384
1949 (1)	78	7,804	4	38,635	160	5,233	44,028
Total	410	45,930	277	209,771	14,046	30,141	253,958

(1) Expenditures in 1949 include $1,255,000 for housing and land improvements, recoverable from municipalities and government departments. An additional amount of $1,867,000 was also expended on permanent improvements on projects constructed in previous years.

TABLE 10

APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY PROVINCE, 1949

Province	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1948 ($000)	Approved during 1949 ($000)	Unexpended as of Dec. 31, 1949 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total [1] ($000)	Number of Housing Units under Construction as at December 31, 1948	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1949
Newfoundland	——	388	119	269	——	——	269	——	50	——	50
Prince Edward Island	54	——	3	49	——	2	51	29	——	29	——
Nova Scotia	3,767	——	2,152	1,458	——	157	1,615	281[2]	116	331	66
New Brunswick	2,476	218	567	1,938	36	153	2,127	439	180	453	166
Quebec [3]	3,448	7,889	6,410	4,690	123	114	4,927	591	779	616	754
Ontario	24,161	10,474	17,945	15,583	1	1,106	16,690	2,655	1,762	3,362	1,055
Manitoba	4,217	4,520	4,192	4,245	——	300	4,545	851	629	898	582
Saskatchewan	4,470	1,984	3,152	3,099	——	203	3,302	547	440	699	288
Alberta	5,488	2,761	4,097	3,872	——	280	4,152	650	443	747	346
British Columbia	13,114	829	8,848	3,432	——	1,663	5,095	576	517	669	424
CANADA	61,195	29,063	47,485	38,635	160	3,978	42,773	6,619 [2]	4,916	7,804	3,731

(1) In addition to the above expenditures, $1,255,000 expended during 1949 for land improvements and services is recoverable from municipalities. An additional amount of $1,867,000 was also expended during 1949 on permanent improvements on projects constructed in previous years.

(2) Revised to exclude units moved from Pictou, N.S., to Stellarton and Trenton, N.S.

(3) Construction Progress includes 278 units under construction at December 31, 1948, and completed in 1949 which were sold under the provisions of Section 31A.

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1949

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1948 ($000)	Approved during 1949 ($000)	Unexpended as of Dec. 31, 1949 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1948	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1949
Metropolitan Areas											
Halifax	3,294	—	2,012	1,177	—	105	1,282	171	116	221	66
Hamilton	771	—	129	639	—	3	642	33	84	117	—
London	43	—	42	—	—	1	1	—	—	—	—
Montreal [1]	2,832	6,225	5,485	3,387	123	62	3,572	441	540	441	540
Ottawa	3,190	182	2,428	828	—	116	944	173	23	173	23
Quebec	—	—	—	—	—	—	—	—	—	—	—
Saint John	1,067	218	–357	1,528	31	83	1,642	205	180	219	166
St. John's	—	388	119	269	—	—	269	—	50	—	50
Toronto	118	—	128	–10	—	—	–10	—	—	—	—
Vancouver	10,329	—	7,230	1,588	—	1,511	3,099	230	324	242	312
Victoria	1,301	628	1,451	468	—	10	478	70	103	73	100
Windsor	1,501	3,662	1,295	3,732	—	136	3,868	350	500	722	128
Winnipeg	3,512	4,520	3,814	3,943	—	275	4,218	701	629	748	582
Sub-Total	27,958	15,823	23,776	17,549	154	2,302	20,005	2,374	2,549	2,956	1,967
Other Major Cities											
Brantford	1,124	369	1,054	404	—	35	439	103	48	103	48
Calgary	1,941	—	541	1,308	—	92	1,400	163	160	245	78
Edmonton	1,909	1,862	2,423	1,241	—	107	1,348	212	158	223	147
Fort William	849	725	918	620	—	36	656	84	100	84	100
Kingston	81	—	81	—	—	—	—	—	—	—	—
Kitchener	477	—	294	158	—	25	183	66	1	67	—
Regina	1,960	1,134	1,619	1,454	—	21	1,475	62	296	195	163
St. Catharines	271	—	242	18	—	11	29	—	—	—	—
Saskatoon	695	670	897	401	—	67	468	—	100	—	100
Sherbrooke	60	—	43	6	—	11	17	—	—	—	—
Sudbury	—	—	—	—	—	—	—	—	—	—	—
Three Rivers	—	—	—	—	—	—	—	—	—	—	—
Sub-Total	9,367	4,760	8,112	5,610	—	405	6,015	690	863	917	636

[1] Construction Progress includes 278 units under construction at December 31, 1948, and completed in 1949 which were sold under the provisions of Section 31A.

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1949.—Continued

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1948 ($000)	Approved during 1949 ($000)	Unexpended as of Dec. 31, 1949 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1948	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1949
Cities and Towns with Population Less Than 30,000											
Acton, Ont.	–1	—	–4	2	—	1	3	—	—	—	—
Ajax, Ont.(1)	514	1,604	755	1,222	—	141	1,363	72	232	103	201
Amherst, N.S.	69	—	8	56	—	5	61	35	—	35	—
Arnprior, Ont.	216	—	176	35	—	5	40	24	—	24	—
Aylmer, P.Q.	361	227	128	437	—	23	460	100	25	125	—
Barrie, Ont.	—	369	206	163	—	—	163	—	50	—	50
Belleville, Ont.	198	769	374	569	—	24	593	103	100	103	100
Bow Island, Alta.	18	—	15	3	—	—	3	—	—	—	—
Bracebridge, Ont.	91	—	17	68	—	6	74	25	—	25	—
Brampton, Ont.	–32	—	–35	—	—	3	3	—	—	—	—
Brandon, Man.	459	—	220	226	—	13	239	100	—	100	—
Brockville, Ont.	359	—	60	294	—	5	299	25	32	57	—
Campbellford, Ont.	32	—	31	—	—	1	1	—	—	—	—
Campbellton, N.B.	118	—	57	25	—	36	61	34	—	34	—
Carleton Place, Ont.	10	—	10	—	—	—	—	—	—	—	—
Charlottetown, P.E.I	54	—	3	49	—	2	51	29	—	29	—
Chesley, Ont.	42	—	9	24	—	9	33	25	—	25	—
Chicoutimi, P.Q.	—	354	237	117	—	—	117	—	56	—	56
Clinton, Ont.	74	—	73	1	—	—	1	—	—	—	—
Cobourg, Ont.	362	—	179	173	—	10	183	50	—	50	—
Cochrane, Ont.	12	—	10	–1	—	3	2	—	—	—	—
Collingwood, Ont.	336	—	200	118	—	18	136	26	12	26	12
Cornwall, Ont.	–20	—	–20	—	—	—	—	—	—	—	—
Courtenay, B.C.	226	—	34	187	—	5	192	18	22	40	—
Cowansville, P.Q.	230	—	4	214	—	12	226	50	—	50	—
Cowichan Lake, B.C	–210	—	–215	–1	—	6	5	—	—	—	—

(1) Construction Progress includes 4 experimental units under construction at December 31, 1948, 3 of which were completed in 1949.

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1949.—Continued

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1948 ($000)	Approved during 1949 ($000)	Unexpended as of Dec. 31, 1949 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1948	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1949
Cities and Towns With Population Less Than 30,000											
Cranbrook, B.C.	—	201	40	160	—	1	161	—	30	18	12
Cumberland, B.C.	23	—	21	—	—	2	2	—	—	—	—
Dryden, Ont.	76	—	5	63	—	8	71	35	—	35	—
Elmira, Ont.	—	—	–1	—	—	1	1	—	—	—	—
Englehart, Ont.	24	—	22	2	—	—	2	—	—	—	—
Essex, Ont.	173	—	30	138	—	5	143	35	—	35	—
Exeter, Ont.	86	—	86	—	—	—	—	—	—	—	—
Farnham, P.Q.	—	205	42	160	—	3	163	—	30	—	30
Fergus, Ont.	182	—	38	127	—	17	144	50	—	50	—
Fort Erie, Ont.	690	—	625	55	—	10	65	35	—	35	—
Fort Frances, Ont.	117	176	183	106	—	4	110	—	25	—	25
Fredericton, N.B.	807	—	384	386	3	34	423	200	—	200	—
Galt, Ont.	135	369	287	211	—	6	217	—	50	—	50
Georgetown, Ont.	–13	—	–24	–3	—	14	11	—	—	—	—
Geraldton, Ont.	62	—	61	—	—	1	1	—	—	—	—
Goderich, Ont.	98	—	94	—	—	4	4	—	—	—	—
Gravenhurst, Ont.	69	—	69	—	—	—	—	—	—	—	—
Guelph, Ont.	460	369	440	373	—	16	389	79	32	79	32
Hespeler, Ont.	318	—	231	79	—	8	87	25	—	25	—
Ingersoll, Ont.	—	—	–8	—	—	8	8	—	—	—	—
Kamloops, B.C.	195	—	26	163	—	6	169	21	14	35	—
Kamsack, Sask.	—	180	58	122	—	—	122	—	25	—	25
Kelowna, B.C.	42	—	42	–5	—	5	—	—	—	—	—
Kenora, Ont.	79	—	75	–4	—	8	4	—	—	—	—
Kimberley, B.C.	18	—	–31	16	—	33	49	24	—	24	—
Kirkland Lake, Ont.	6	—	4	2	—	—	2	—	—	—	—

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1949.—Continued

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1948 ($000)	Approved during 1949 ($000)	Unexpended as of Dec. 31, 1949 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1948	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1949
Cities and Towns With Population Less Than 30,000											
Larder Lake, Ont...	100	—	77	11	—	12	23	—	—	—	—
Leamington, Ont...	94	—	94	—	—	—	—	—	—	—	—
Leduc, Alta.....	102	—	22	78	—	2	80	25	—	25	—
Lethbridge, Alta....	548	360	322	557	—	29	586	100	50	104	46
Lindsay, Ont.....	240	—	228	11	—	1	12	—	—	—	—
Listowel and Palmerston, Ont..	39	—	39	—	—	—	—	—	—	—	—
Lloydminster, Sask.	177	—	26	150	—	1	151	50	—	50	—
Lucan, Ont.....	44	—	40	—	—	4	4	—	—	—	—
McGarry, Ont.....	396	—	384	12	—	—	12	—	—	—	—
Meaford, Ont.....	90	—	28	57	—	5	62	25	—	25	—
Medicine Hat, Alta.	699	—	310	355	—	34	389	100	—	100	—
Melville, Sask.....	102	—	98	—	—	4	4	—	—	—	—
Midland, Ont.....	74	—	72	−3	—	5	2	—	—	—	—
Moncton, N.B.....	363	—	362	−1	2	—	1	—	—	—	—
Moose Jaw, Sask...	250	—	86	124	—	40	164	95	—	95	—
Napanee, Ont.....	115	—	22	86	—	7	93	25	—	25	—
Nelson, B.C.....	−12	—	−13	—	—	1	1	—	—	—	—
New Glasgow, N.S..	114	—	10	92	—	12	104	50	—	50	—
New Liskeard, Ont..	66	—	62	3	—	1	4	—	—	—	—
Newmarket, Ont...	112	—	1	96	—	15	111	50	—	50	—
Niagara Falls and Stamford, Ont...	410	—	90	300	—	20	320	72	—	72	—
Niagara-on-the-Lake, Ont.....	98	—	13	75	—	10	85	25	—	25	—
North Battleford, Sask.	165	—	99	55	—	11	66	50	—	50	—
North Bay, Ont....	64	—	64	—	—	—	—	—	—	—	—
Oakville, Ont.....	−25	—	−25	—	—	—	—	—	—	—	—
Orillia, Ont.....	318	—	193	113	—	12	125	50	—	50	—
Owen Sound, Ont...	86	—	58	21	—	7	28	25	—	25	—

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1949.—Continued

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1948 ($000)	Approved during 1949 ($000)	Unexpended as of Dec. 31, 1949 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1948	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1949
Cities and Towns With Population Less Than 30,000											
Sioux Lookout, Ont.	34	—	34	—	—	—	—	—	—	—	—
Smith's Falls, Ont.	99	—	98	—	1	—	1	—	—	—	—
Stamford, Ont.	—	147	58	89	—	—	89	—	20	—	20
Stellarton, N.S.	207	—	139	51	—	17	68	25 (1)	—	25	—
Stirling, Ont.	45	—	38	6	—	1	7	—	—	—	—
Stratford, Ont.	513	350	265	576	—	22	598	99	51	99	51
Swift Current, Sask.	364	—	54	303	—	7	310	56	19	75	—
Thorold, Ont.	249	—	65	167	—	17	184	75	—	75	—
Tilbury, Ont.	103	—	101	—	—	2	2	—	—	—	—
Timmins, Ont.	–23	—	–30	6	—	1	7	—	—	—	—
Trail, B.C.	840	—	123	676	—	41	717	151	24	175	—
Transcona, Man.	79	—	74	1	—	4	5	—	—	—	—
Trenton, N.S.	82	—	–18	82	—	18	100	— (1)	—	—	—
Trenton, Ont.	385	—	298	56	—	31	87	58	—	58	—
Uxbridge, Ont.	25	—	25	—	—	—	—	—	—	—	—
Val D'Or, P.Q.	—	603	358	242	—	3	245	—	88	—	88
Vernon, B.C.	184	—	152	19	—	13	32	12	—	12	—
Walkerton, Ont.	32	—	31	—	—	1	1	—	—	—	—
Waterloo, Ont.	540	—	173	331	—	36	367	78	5	83	—
Welland, Ont.	492	—	489	2	—	1	3	—	—	—	—
Wetaskiwin, Alta.	84	—	89	–8	—	3	–5	—	—	—	—
Weyburn, Sask.	114	—	–19	121	—	12	133	50	—	50	—

(1) Revised to exclude units moved from Pictou, N.S. to Stellarton and Trenton, N.S.

TABLE 11.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1949.—Continued

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1948 ($000)	Approved during 1949 ($000)	Unexpended as of Dec. 31, 1949 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1948	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1949
Cities and Towns With Population Less Than 30,000											
Paris, Ont.	44	—	29	—	—	15	15	—	—	—	—
Pembroke, Ont.	204	—	29	166	—	9	175	50	—	50	—
Penetanguishene, Ont.	135	—	135	—	—	—	—	—	—	—	—
Penticton, B.C.	304	—	209	71	—	24	95	50	—	50	—
Perth, Ont.	55	—	54	—	—	1	1	—	—	—	—
Peterborough, Ont.	1,522	737	1,169	1,074	—	16	1,090	146	180	207	119
Ponoka, Alta.	—	181	107	74	—	—	74	—	25	—	25
Portage la Prairie, Man.	62	—	59	—	—	3	3	—	—	—	—
Port Alberni, B.C.	−10	—	−86	75	—	1	76	—	—	—	—
Port Arthur, Ont.	443	535	579	378	—	21	399	50	75	50	75
Port Hope, Ont.	273	—	138	124	—	11	135	25	—	25	—
Preston, Ont.	63	—	61	2	—	—	2	—	—	—	—
Prince Albert, Sask.	257	—	75	162	—	20	182	95	—	95	—
Prince George, B.C.	−80	—	−79	−1	—	—	−1	—	—	—	—
Redcliff, Alta.	40	—	35	5	—	—	5	—	—	—	—
Red Deer, Alta.	145	358	231	259	—	13	272	50	50	50	50
Renfrew, Ont.	180	—	33	132	—	15	147	40	—	40	—
Revelstoke, B.C.	2	—	−4	4	—	2	6	—	—	—	—
Rossland, B.C.	−38	—	−50	12	—	—	12	—	—	—	—
Rouyn, P.Q.	—	275	147	127	—	1	128	—	40	—	40
St. Mary's, Ont.	39	—	39	—	—	—	—	—	—	—	—
St. Thomas, Ont.	87	—	65	7	—	15	22	51	—	51	—
Sarnia, Ont.	1,881	—	1,227	642	—	12	654	118	69	187	—
Sault Ste. Marie, Ont.	667	82	303	421	—	25	446	49	71	99	21
Sea Island, B.C.	—	—	−2	—	—	2	2	—	—	—	—
Selkirk, Man.	104	—	24	75	—	5	80	50	—	50	—

TABLE 11

APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1949.

—Continued

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1948 ($000)	Approved during 1949 ($000)	Unexpended as of Dec. 31, 1949 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1948	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1949
Cities and Towns With Population Less Than 30,000											
Wheatley, Ont.	8	—	8	—	—	—	—	—	—	—	—
Wingham, Ont.	127	29	32	100	—	24	124	48	—	48	—
Woodstock, N.B.	120	—	120	—	—	—	—	—	—	—	—
Woodstock, Ont.	408	—	61	316	—	31	347	78	2	80	—
Yorkton, Sask.	386	—	159	207	—	20	227	89	—	89	—
Sub-Total	23,870	8,480	15,597	15,476	6	1,271	16,753	3,555 (1)	1,510	3,931	1,128
CANADA	61,195	29,063	47,485	38,635	160	3,978	42,773	6,619 (1)	4,916	7,804	3,731

(1) Revised to exclude units moved from Pictou, N.S. to Stellarton and Trenton, N.S.

TABLE 12.—RENTAL HOUSING UNITS FOR SALE AND SOLD, BY PROVINCE, 1949

Province	Number of Housing Units for Sale 1946–1949	Number of Housing Units Sold 1946–1948	Housing Units Sold, 1949	
			Number	Purchase Price ($000)
Newfoundland	——	——	——	——
Prince Edward Island	——	——	——	——
Nova Scotia	1,089	380	578	2,049
New Brunswick	456	350	——	——
Quebec	2,859	1,149	525	3,057
Ontario	5,993	1,291	1,239	3,925
Manitoba	175	42	8	31
Saskatchewan	825	127	139	579
Alberta	450	248	49	253
British Columbia	3,144	1,723	471	1,593
CANADA	14,991	5,310	3,009	11,487

TABLE 13.—RENTAL HOUSING UNITS FOR SALE AND SOLD, BY LOCALITY, 1949

Locality	Number of Housing Units for Sale 1946–1949	Number of Housing Units Sold 1946–1948	Housing Units Sold, 1949	
			Number	Purchase Price ($000)
Metropolitan Areas				
Halifax	508	296	186	1,661
Hamilton	120	——	6	25
London	——	——	——	——
Montreal	685	103	302	2,227
Ottawa	150	64	21	69
Quebec	386	12	57	309
Saint John	256	150	——	——
St. John's	——	——	——	——
Toronto	——	——	——	——
Vancouver	1,344	598	238	936
Victoria	676	222	110	278
Windsor	1,570	——	121	364
Winnipeg	125	20	8	31
Sub-total	5,820	1,465	1,049	5,900
Other Major Cities				
Brantford	200	64	76	230
Calgary	104	——	9	63
Edmonton	331	233	40	191
Fort William	326	270	17	42
Kingston	413	——	290	926
Kitchener	——	——	——	——
Regina	100	——	9	48
St. Catharines	——	——	——	——
Saskatoon	450	46	81	347
Sherbrooke	——	——	——	——
Sudbury	——	——	——	——
Three Rivers	57	——	2	15
Sub-total	1,981	613	524	1,862

TABLE 13.—RENTAL HOUSING UNITS FOR SALE AND SOLD, BY LOCALITY, 1949.—Continued

Locality	Number of Housing Units for Sale 1946–1949	Number of Housing Units Sold 1946–1948	Housing Units Sold, 1949	
			Number	Purchase Price ($000)
Cities and Towns with Population Less Than 30,000				
Almaville	10	9	—	—
Amherst	93	54	36	90
Arvida	358	358	—	—
Beauharnois	100	49	8	25
Bow Island	15	15	—	—
Bridgewater	3	—	3	22
Brockville	52	—	2	13
Brownsburg	56	31	22	69
Campbellford	5	3	2	13
Cap de la Madeleine	100	48	21	68
Chatham	145	—	1	7
Chicoutimi	100	17	9	27
Collingwood	50	—	13	36
Cornwall	50	19	21	64
Dieppe	200	200	—	—
Fort Erie	241	89	56	159
Galt	50	35	4	13
Jonquiere	124	21	9	28
Kamloops	100	40	49	172
Kelowna	100	43	24	83
La Tuque	75	37	11	35
Liverpool	50	30	9	24
Midland	50	7	17	55
Moose Jaw	200	70	37	134
Nobel	91	91	—	—
New Glasgow	136	—	45	123
Niagara Falls	247	—	105	317
Orillia	96	61	18	55
Oshawa	50	—	11	34
Parry Sound	42	—	30	86
Penticton	100	88	6	24
Peterborough	659	335	155	569
Pictou	299	—	299	128
Port Arthur	150	54	23	86
Prince Rupert	523	506	17	22
Renfrew	69	31	14	39
Rimouski	5	—	—	—
Rock Island	50	6	—	—
St. Georges de Beauce	21	—	—	—
St. Louis de Courville	10	—	—	—
St. Paul l'Ermite	37	37	—	—
Sarnia	328	147	34	161
Sault Ste. Marie	200	80	27	82
Sea Island	301	226	27	77
Sorel	350	318	17	49
Transcona	50	22	—	—
Valleyfield	10	10	—	—
Ste. Therese	100	—	33	101
Wallaceburg	50	21	4	11
Waterloo, P.Q.	25	13	7	21
Welland	754	—	185	510
Woodstock	35	—	13	43
Yorkton	75	11	12	50
Sub-total	7,190	3,232	1,436	3,725
CANADA	14,991	5,310	3,009	11,487

TABLE 14
RENTAL HOUSING UNITS UNDER MANAGEMENT (1) AS AT DECEMBER 31, 1949

Province	Single Units			Multiple Units			Home Conversion Units			All Projects		
	Total	Occupied by Veterans	Vacant	Total	Occupied by Veterans	Vacant	Total	Occupied by Veterans	Vacant	Total	Occupied by Veterans	Vacant
Newfoundland	—	—	—	—	—	—	—	—	—	—	—	—
Prince Edward Island	29	29	—	—	—	—	—	—	—	29	29	—
Nova Scotia	1,653	949	7	17	15	—	—	—	—	1,670	964	7
New Brunswick	1,277	1,265	9	205	205	—	—	—	—	1,482	1,470	9
Quebec	3,819	2,988	46	537	520	—	337	174	—	4,693	3,682	46
Ontario	19,163	14,611	48	532	529	2	338	199	3	20,033	15,339	53
Manitoba	3,208	3,208	—	—	—	—	8	5	—	3,216	3,213	—
Saskatchewan	2,830	2,826	—	—	—	—	—	—	—	2,830	2,826	—
Alberta	2,669	2,633	4	106	103	3	55	48	2	2,830	2,784	9
British Columbia	3,719	3,399	22	371	364	—	475	323	5	4,565	4,086	27
CANADA	38,367	31,908	136	1,768	1,736	5	1,213	749	10	41,348	34,393	151

(1) These figures exclude housing units sold and Home Conversion Plan units for which the Corporation's leasehold interest had been cancelled, but for which payment had not been received by December 31, 1949.

TABLE 15.—RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY PROVINCE, 1949

Province	Newfoundland	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario	Manitoba	Saskatchewan	Alberta	British Columbia	CANADA
Gross Revenue ($000)											
Housing rentals	—	12.3	568.5	507.9	1,990.2	6,756.4	964.1	834.6	915.5	1,831.8	14,381.3
Staff houses and cafeterias	—	—	—	—	—	544.1	—	—	—	—	544.1
Ajax Plant revenue	—	—	—	—	—	173.8	—	—	—	—	173.8
Sub-Total	—	12.3	568.5	507.9	1,990.2	7,474.3	964.1	834.6	915.5	1,831.8	15,099.2
Less adjustments to revenue reported in 1948 (not allocated)	—	—	—	—	—	—	—	—	—	—	1.4
Total	—	—	—	—	—	—	—	—	—	—	15,097.8
Expenditures ($000)											
Physical maintenance of property:											
(a) Wages and materials	—	—	58.2	40.4	318.4	744.6	43.3	75.8	55.4	308.3	1,644.4
(b) Heat, light, power and water	—	—	.4	23.7	106.3	100.4	1.9	.1	23.3	121.3	377.4
(c) Extraordinary expenditures	—	—	8.0	—	—	95.1	31.6	69.4	—	33.7	237.8
(d) Miscellaneous	—	—	3.0	1.7	99.5	76.2	3.2	2.6	2.1	66.5	254.8
Cost of operating staff houses and cafeterias	—	—	—	—	—	465.7	—	—	—	—	465.7
Ajax Plant operating expenses	—	—	—	—	—	174.1	—	—	—	—	174.1
Municipal charges	—	2.1	58.2	58.0	210.2	772.0	109.8	77.9	107.4	124.9	1,520.5
Provision for fire loss	—	.1	4.8	2.7	9.1	47.5	5.7	5.1	5.1	9.3	89.4
Provision for uncollectable rents	—	—	.3	.3	6.3	4.6	.7	.9	.3	7.3	20.7
Sub-Total	—	2.2	132.9	126.8	749.8	2,480.2	196.2	231.8	193.6	671.3	4,784.8
Add: 1949 expenditures not allocated	—	—	—	—	—	—	—	—	—	—	54.0
Add: Adjustments to expenditures reported in 1948 (not allocated)	—	—	—	—	—	—	—	—	—	—	36.5
Total	—	—	—	—	—	—	—	—	—	—	4,875.3
Net Income before adjustments ($000)	—	10.1	435.6	381.1	1,240.4	4,994.1	767.9	602.8	721.9	1,160.5	10,314.4
Less: Net Adjustments	—	—	—	—	—	—	—	—	—	—	91.9
Net Income ($000)	—	—	—	—	—	—	—	—	—	—	10,222.5
Number of Housing Units	—	29	1,670	1,482	4,693	20,033	3,216	2,830	2,830	4,565	41,348

TABLE 16
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1949

Metropolitan Areas	Halifax (1)	Hamilton (2)	London (3)	Montreal (4)	Ottawa (5)	Quebec (6)	Saint John (7)	St. John's	Toronto (8)	Vancouver (9)	Victoria (10)	Windsor	Winnipeg (11)	Sub-Total
Gross Revenue ($000)														
Housing rentals	398.4	618.3	227.0	1,388.8	637.6	226.0	233.9	—	591.0	1,050.0	339.3	1,116.5	851.2	7,678.0
Staff houses and cafeterias	—	500.5	—	—	43.6	—	—	—	—	—	—	—	—	544.1
Ajax Plant revenue	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	398.4	1,118.8	227.0	1,388.8	681.2	226.0	233.9	—	591.0	1,050.0	339.3	1,116.5	851.2	8,222.1
Expenditures ($000)														
Physical maintenance of property:														
(a) Wages and materials	37.1	47.0	32.8	216.3	94.2	41.6	32.1	—	69.4	213.0	59.6	114.3	35.3	992.7
(b) Heat, light, power and water	.3	8.4	9.1	88.1	51.3	17.6	23.6	—	19.8	92.5	22.7	1.0	1.9	336.3
(c) Extraordinary expenditures	8.0	—	—	—	—	—	—	—	—	15.8	—	46.7	31.6	102.1
(d) Miscellaneous	1.6	10.4	3.1	61.0	20.1	33.2	1.0	—	12.6	51.2	12.5	4.1	3.2	214.0
Cost of operating staff houses and cafeterias	—	429.1	—	—	36.6	—	—	—	—	—	—	—	—	465.7
Ajax Plant operating expenses	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Municipal charges	38.2	27.5	27.4	147.8	73.0	25.8	24.3	—	98.1	82.4	20.1	135.8	97.1	797.5
Provision for fire loss	3.7	4.2	1.1	6.1	2.6	.9	1.1	—	6.9	5.0	1.8	6.9	5.1	45.4
Provision for uncollectable rents	.2	.1	.5	5.0	−.2	.2	.3	—	.6	5.2	.8	.5	.6	13.8
Total	89.1	526.7	74.0	524.3	277.6	119.3	82.4	—	207.4	465.1	117.5	309.3	174.8	2,967.5
Net Income ($000)	309.3	592.1	153.0	864.5	403.6	106.7	151.5	—	383.6	584.9	221.8	807.2	676.4	5,254.6
Number of Housing Units	1,317	2,114	760	2,968	1,477	538	685	—	1,560	2,369	825	3,580	2,841	21,034

(1)—Includes Liverpool.
(2)—Includes Dundas and Oakville.
(3)—Includes Ingersoll, Lucan, St. Thomas and Woodstock.
(4)—Includes Brownsburg, Cap de la Madeleine, La Tuque, Lac à la Tortue, Ste. Therese and Three Rivers.
(5)—Includes Aylmer and Cornwall.
(6)—Includes St. Georges de Beauce.
(7)—Includes Woodstock.
(8)—Includes Brampton, Malton, Newmarket, Oshawa and Uxbridge.
(9)—Includes Sea Island.
(10)—Includes Lake Cowichan.
(11)—Includes Selkirk and Transcona.

TABLE 16

RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1949. — Continued

Other Major Cities	Brantford (1)	Calgary	Edmonton (2)	Fort William (3)	Kingston (4)	Kitchener (5)	Regina	St. Catharines (6)	Saskatoon (7)	Sherbrooke (8)	Sudbury	Three Rivers	Sub-Total
Gross Revenue ($000)													
Housing rentals	258.4	326.5	429.2	149.2	152.5	341.7	251.4	347.8	253.5	92.7	—	—	2,602.9
Staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	258.4	326.5	429.2	149.2	152.5	341.7	251.4	347.8	253.5	92.7	—	—	2,602.9
Expenditures ($000)													
Physical maintenance of property:													
(a) Wages and materials	35.8	9.2	44.9	14.5	35.7	43.9	29.4	25.4	22.2	9.4	—	—	270.4
(b) Heat, light, power and water	7.1	—	23.3	—	3.4	—	—	—	.1	—	—	—	33.9
(c) Extraordinary expenditures	—	—	—	—	22.9	5.4	—	—	58.0	—	—	—	86.3
(d) Miscellaneous	7.6	.8	1.2	1.1	8.2	1.4	.9	1.2	.8	2.5	—	—	25.7
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses	—	—	—	—	—	—	—	—	—	—	—	—	—
Municipal charges	14.3	36.3	52.9	18.1	46.5	38.4	25.2	19.1	26.0	9.7	—	—	286.5
Provision for fire loss	1.5	1.9	2.2	.9	1.0	1.6	1.5	2.3	1.6	.5	—	—	15.0
Provision for uncollectable rents	.3	.1	.2	.4	—	.1	—	—	.7	.1	—	—	1.9
Total	66.6	48.3	124.7	35.0	117.7	90.8	57.0	48.0	109.4	22.2	—	—	719.7
Net Income ($000)	191.8	278.2	304.5	114.2	34.8	250.9	194.4	299.8	144.1	70.5	—	—	1,883.2
Number of Housing Units	751	1,067	1,184	438	294	930	876	1,168	747	249	—	—	7,704

(1)—Includes Paris.
(2)—Includes Leduc, Red Deer and Wetaskiwin.
(3)—Includes Port Arthur.
(4)—Includes Brockville and Napanee.
(5)—Includes Acton, Elmira, Fergus, Georgetown, Guelph and Waterloo.
(6)—Includes Grantham, Merritton, Niagara-on-the-Lake and Thorold.
(7)—Includes Sutherland.
(8)—Includes Rock Island, St. Joseph de Sorel and Waterloo.

TABLE 16

RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1949.

— Continued

Cities and Towns with Population less than 30,000	Ajax	Amherst	Brandon	Campbellton	Charlottetown	Chicoutimi (1)	Collingwood (2)	Courtenay	Cowansville (3)	Cumberland	De Salaberry (4)
Gross Revenue ($000)											
Housing rentals	217.3	32.2	74.6	42.2	12.3	55.1	158.4	6.0	5.3	10.2	80.5
Staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue	173.8	—	—	—	—	—	—	—	—	—	—
Total	391.1	32.2	74.6	42.2	12.3	55.1	158.4	6.0	5.3	10.2	80.5
Expenditures ($000)											
Physical maintenance of property:											
(a) Wages and materials	21.2	4.6	1.2	1.4	—	4.4	18.0	—	.6	.4	35.9
(b) Heat, light, power and water	.4	—	—	—	—	—	.2	—	—	—	—
(c) Extraordinary expenditures	—	—	—	—	—	—	—	—	—	—	—
(d) Miscellaneous	.4	.3	—	—	—	2.0	.5	—	—	—	—
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses	174.1	—	—	—	—	—	—	—	—	—	—
Municipal charges	59.9	2.1	9.1	7.1	2.1	3.4	18.1	.7	1.9	.9	9.4
Provision for fire loss	5.8	.2	.4	.2	.1	.3	.9	—	.1	.1	.5
Provision for uncollectable rents	.4	—	—	—	—	.4	.3	—	—	—	.5
Total	262.2	7.2	10.7	8.7	2.2	11.5	38.0	.7	2.6	1.4	46.3
Net Income ($000)	128.9	25.0	63.9	33.5	10.1	43.6	120.4	5.3	2.7	8.8	34.2
Number of Housing Units	720	94	250	97	29	167	468	40	51	35	255

(1)—Includes Jonquiere.

(2)—Includes Chesley, Meaford and Owen Sound.

(3)—Includes Farnham.

(4)—Includes Beauharnois.

TABLE 16
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1949.
— Continued

Cities and Towns with Population Less Than 30,000	Dryden (1)	Fernie	Fort Erie	Fort Frances	Fredericton	Geraldton	Kelowna	Kenora	Kimberley (2)	Kirkland Lake (3)	Leamington (4)
Gross Revenue ($000)											
Housing rentals	29.7	17.9	51.6	7.7	138.1	34.5	29.0	13.4	58.7	174.1	155.9
Staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue	—	—	—	—	—	—	—	—	—	—	—
Total	29.7	17.9	51.6	7.7	138.1	34.5	29.0	13.4	58.7	174.1	155.9
Expenditures ($000)											
Physical maintenance of property:											
(a) Wages and materials	1.0	4.0	2.5	.5	4.0	1.2	8.1	.7	1.3	21.6	17.5
(b) Heat, light, power and water	—	2.4	—	—	—	—	—	—	—	—	—
(c) Extraordinary expenditures	7.9	—	—	—	—	—	—	—	—	—	—
(d) Miscellaneous	—	—	.2	—	.1	—	1.0	—	—	1.7	—
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses	—	—	—	—	—	—	—	—	—	—	—
Municipal charges	4.2	—	5.5	.7	17.9	.2	2.7	1.3	—	7.9	23.8
Provision for fire loss	.2	.1	.3	.1	.8	—	.2	.1	.3	1.0	.8
Provision for uncollectable rents	—	—	—	—	—	—	—	—	—	.4	.1
Total	13.3	6.5	8.5	1.3	22.8	1.4	12.0	2.1	1.6	32.6	42.2
Net Income ($000)	16.4	11.4	43.1	6.4	115.3	33.1	17.0	11.3	57.1	141.5	113.7
Number of Housing Units	85	44	133	25	400	100	80	44	190	485	385

(1)—Includes Sioux Lookout.

(2)—Includes Cranbrooke.

(3)—Includes Cochrane, Engelhart, Larder Lake, Kearns and Timmins.

(4)—Includes Chatham, Essex, Tilbury and Wheatley.

TABLE 16

RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1949.

— Continued

Cities and Towns with Population Less Than 30,000	Leth-bridge	Lloyd-minster	Medicine Hat (1)	Mel-ville	Monc-ton	Moose Jaw	Nanaimo	Nelson	New Glasgow (2)	Niagara Falls (3)	North Battle-ford
Gross Revenue ($000)											
Housing rentals	82.8	6.7	77.0	22.6	93.7	104.8	12.9	16.9	75.3	110.7	40.9
Staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue	—	—	—	—	—	—	—	—	—	—	—
Total	82.8	6.7	77.0	22.6	93.7	104.8	12.9	16.9	75.3	110.7	40.9
Expenditures ($000)											
Physical maintenance of property:											
(a) Wages and materials	1.2	—	.1	.4	2.9	13.7	4.8	1.4	8.7	7.3	.2
(b) Heat, light, power and water	—	—	—	—	.1	—	3.7	—	.1	—	—
(c) Extraordinary expenditures	—	—	—	—	—	—	—	—	—	—	—
(d) Miscellaneous	.1	—	—	—	.6	.8	1.8	—	.7	.4	.1
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses	—	—	—	—	—	—	—	—	—	—	—
Municipal charges	9.4	1.1	8.8	2.1	8.7	5.5	.5	—	9.5	7.5	2.2
Provision for fire loss	.5	—	.5	.1	.6	.7	.1	.1	.5	.7	.3
Provision for uncollectable rents	—	—	—	—	—	—	—	—	.1	—	—
Total	11.2	1.1	9.4	2.6	12.9	20.7	10.9	1.5	19.6	15.9	2.8
Net Income ($000)	71.6	5.6	67.6	20.0	80.8	84.1	2.0	15.4	55.7	94.8	38.1
Number of Housing Units	304	50	275	75	300	342	22	50	259	364	150

(1)—Includes Redcliff.

(2)—Includes Stellarton and Trenton.

(3)—Includes Stamford.

TABLE 16
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1949.
— Continued

Cities and Towns with Population Less Than 30,000	North Bay (1)	Orillia (2)	Parry Sound (3)	Pentic-ton	Peter-borough (4)	Pictou	Portage la Prairie	Port Alberni	Preston (5)	Prince Albert	Prince George
Gross Revenue ($000)											
Housing rentals	37.1	78.3	32.4	43.5	313.3	62.6	38.3	52.2	73.8	70.2	31.9
Staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue	—	—	—	—	—	—	—	—	—	—	—
Total	37.1	78.3	32.4	43.5	313.3	62.6	38.3	52.2	73.8	70.2	31.9
Expenditures ($000)											
Physical maintenance of property:											
(a) Wages and materials	5.5	4.9	5.1	.4	39.7	7.8	6.8	1.6	6.1	6.8	4.4
(b) Heat, light, power and water	—	—	.2	—	—	—	—	—	—	—	—
(c) Extraordinary expenditures	4.1	—	8.1	—	—	—	—	17.9	—	11.4	—
(d) Miscellaneous	.1	—	.3	—	1.2	.4	—	—	.7	—	—
Cost of operating staff houses and Cafeterias	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses	—	—	—	—	—	—	—	—	—	—	—
Municipal charges	.9	6.8	2.0	1.8	35.9	8.4	3.6	.1	3.8	4.4	2.9
Provision for fire loss	.2	.6	.3	.2	1.7	.4	.2	.3	.5	.4	.2
Provision for uncollectable rents	—	—	—	—	.5	—	.1	.8	—	.2	.5
Total	10.8	12.3	16.0	2.4	79.0	17.0	10.7	20.7	11.1	23.2	8.0
Net Income ($000)	26.3	66.0	16.4	41.1	234.3	45.6	27.6	31.5	62.7	47.0	23.9
Number of Housing Units	106	255	114	110	887	—	125	150	256	250	100

(1)—Includes New Liskeard.
(2)—Includes Bracebridge, Gravenhurst, Midland and Penetanguishene.
(3)—Includes Nobel.
(4)—Includes Cobourg, Lindsay and Port Hope.
(5)—Includes Galt and Hespeler.

TABLE 16
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1949.
— Continued

Cities and Towns with Population Less Than 30,000	Prince Rupert	Renfrew (1)	Rossland	Sarnia (2)	Sault Ste. Marie	Smith's Falls (3)	Stratford (4)	Swift Current	Trail	Trenton (5)	Vernon (6)
Gross Revenue ($000)											
Housing rentals	.4	66.5	42.2	177.6	103.1	68.3	232.3	9.4	29.1	99.4	91.6
Staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue	—	—	—	—	—	—	—	—	—	—	—
Total	.4	66.5	42.2	177.6	103.1	68.3	232.3	9.4	29.1	99.4	91.6
Expenditures ($000)											
Physical maintenance of property:											
(a) Wages and materials	.1	4.9	4.6	12.2	5.2	4.8	24.7	—	—	1.6	4.6
(b) Heat, light, power and water	—	—	—	.1	—	—	—	—	—	—	—
(c) Extraordinary expenditures	—	—	—	—	—	—	—	—	—	—	—
(d) Miscellaneous	—	—	—	.6	.5	.1	—	—	—	—	—
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses	—	—	—	—	—	—	—	—	—	—	—
Municipal charges	—	7.6	—	24.1	2.9	6.4	27.8	1.6	4.0	5.4	8.8
Provision for fire loss	—	.4	.3	1.0	.7	.5	1.3	.1	.1	.6	.5
Provision for uncollectable rents	—	.1	—	.2	—	—	—	—	—	.3	—
Total	.1	13.0	4.9	38.2	9.3	11.8	53.8	1.7	4.1	7.9	13.9
Net Income ($000)	.3	53.5	37.3	139.4	93.8	56.5	178.5	7.7	25.0	91.5	77.7
Number of Housing Units	—	219	125	542	393	225	685	75	175	349	250

(1)—Includes Arnprior and Pembroke.
(2)—Includes Wallaceburg.
(3)—Includes Carleton Place and Perth.
(4)—Includes Clinton, Exeter, Goderich, Listowel, Palmerston, St. Mary's, Walkerton and Wingham.
(5)—Includes Belleville, Campbellford and Stirling.
(6)—Includes Kamloops and Revelstoke.

TABLE 16
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1949. — Continued

Cities and Towns with Population Less Than 30,000	Welland (1)	Weyburn	Yorkton	Sub-Total	CANADA
Gross Revenue ($000)					
Housing rentals	222.8	22.1	53.0	4,100.4	14,381.3
Staff houses and cafeterias	—	—	—	—	544.1
Ajax Plant revenue	—	—	—	173.8	173.8
Sub-Total	222.8	22.1	53.0	4,274.2	15,099.2
Less adjustments to revenue reported in 1948 (not allocated)	—	—	—	—	1.4
Total	—	—	—	—	15,097.8
Expenditures ($000)					
Physical maintenance of property:					
(a) Wages and materials	35.6	.2	2.9	381.3	1,644.4
(b) Heat, light, power and water	—	—	—	7.2	377.4
(c) Extraordinary expenditures	—	—	—	49.4	237.8
(d) Miscellaneous	.5	—	—	15.1	254.8
Cost of operating staff houses and cafeterias	—	—	—	—	465.7
Ajax Plant operating expenses	—	—	—	174.1	174.1
Municipal charges	32.3	3.1	6.7	436.5	1,520.5
Provision for fire loss	1.5	.1	.3	29.0	89.4
Provision for uncollectable rents	.1	—	—	5.0	20.7
Sub-Total	70.0	3.4	9.9	1,097.6	4,784.8
Add: 1949 expenditures not allocated	—	—	—	—	54.0
Add: Adjustments to expenditures reported in 1948 (not allocated)	—	—	—	—	36.5
Total	—	—	—	—	4,875.3
Net Income before adjustments ($000)	152.8	18.7	43.1	3,176.6	10,314.4
Less: Net Adjustments	—	—	—	—	91.9
Net Income	—	—	—	—	10,222.5
Number of Housing Units	586	75	190	12,610	41,348

(1)—Includes Crowland.

TABLE 17.—EXPENDITURES ON HOUSING RESEARCH AND COMMUNITY PLANNING, 1946—1949

Type of Expenditure	1946 $	1947 $	1948 $	1949 $
Central Mortgage and Housing Corporation				
Economic and Related Research	45,656	92,648	99,837	99,649
Rural Housing Investigations	—	—	—	—
Architectural Investigations	2,996	65,417	10,877	92,966
Community Planning	17,305	34,182	5,986	2,296
Information Services	2,923	41,427	30,079	9,738
Sub-total	68,880	233,674	146,779	204,649
Grants to Other Government Departments and Institutions				
Economic and Related Research	39,138	33,330	24,345	7,853
Rural Housing Investigations	—	—	34,889	32,043
Architectural Investigations	—	11,222	—	5,800
Community Planning	52,357	88,201	78,398	50,567
Information Services	—	—	—	—
Sub-total	91,495	132,753	137,632	96,263
Central Mortgage and Housing Corporation and Grants to Other Government Departments				
Economic and Related Research	84,794	125,978	124,182	107,502
Rural Housing Investigations	—	—	34,889	32,043
Architectural Investigations	2,996	76,639	10,877	98,766
Community Planning	69,662	122,383	84,384	52,863
Information Services	2,923	41,427	30,079	9,738
Total	160,375	366,427	284,411	300,912

PART II

OTHER HOUSING OPERATIONS

TABLE 18

APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF HOUSING FOR THE DEPARTMENT OF NATIONAL DEFENCE, BY PROVINCE, 1949

Province	Appropriations			Expenditures During the Year				Construction Progress of Housing Operations			
	Unexpended as of Dec. 31, 1948 ($000)	Approved during 1949 ($000)	Unexpended as of Dec. 31, 1949 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1948	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1949
Newfoundland	—	242	–38	280	—	—	280	——	22	—	22
PrinceEdwardIsland	—	1,422	672	683	—	67	750	——	150	—	150
Nova Scotia	—	2,376	902	1,300	—	174	1,474	——	240	20	220
New Brunswick	—	946	453	437	—	56	493	——	100	—	100
Quebec	—	2,094	1,797	245	—	52	297	——	100	—	100
Ontario	—	16,653	11,514	4,533	—	606	5,139	——	1,177	—	1,177
Manitoba	—	4,851	3,505	1,262	—	84	1,346	——	484	—	484
Saskatchewan	—	——	——	——	—	——	——	——	——	—	——
Alberta	—	3,846	3,219	592	—	35	627	——	249	—	249
British Columbia	—	7,230	5,851	1,181	—	198	1,379	——	264	—	264
Yukon, North West Territories and Labrador	—	3,635	1,579	2,056	—	—	2,056	——	219	29	190
CANADA	—	43,295	29,454	12,569	—	1,272	13,841	——	3,005	49	2,956

TABLE 19.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF HOUSING FOR THE DEPARTMENT OF NATIONAL DEFENCE, BY LOCALITY, 1949

Locality	Appropriations			Expenditures During the Year				Construction Progress of Housing Operations			
	Unexpended as of Dec. 31, 1948 ($000)	Approved during 1949 ($000)	Unexpended as of Dec. 31, 1949 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1948	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1949
Albro Lake (Halifax Co.), N.S.	—	309	157	144	—	8	152	—	30	—	30
Bagotville, P.Q.	—	1,158	1,157	1	—	—	1	—	—	—	—
Barriefield, Ont.	—	2,663	2,464	149	—	50	199	—	24	—	24
Belmont Park (Esquimalt), B.C.	—	3,120	3,088	2	—	30	32	—	—	—	—
Buckmaster's Field (St. John's), Nfld.	—	29	—	29	—	—	29	—	—	—	—
Calder (Edmonton), Alta.	—	38	34	4	—	—	4	—	4	—	4
Camp Borden, Ont.	—	2,923	1,675	1,157	—	91	1,248	—	292	—	292
Canadian Service College (Esquimalt), B.C.	—	222	144	76	—	2	78	—	20	—	20
Centralia, Ont.	—	1,288	628	574	—	86	660	—	135	—	135
Chatham, N.B.	—	946	453	437	—	56	493	—	100	—	100
Chilliwack, B.C.	—	1,348	851	420	—	77	497	—	100	—	100
Clinton, Ont.	—	874	417	399	—	58	457	—	95	—	95
Cornwallis (Annapolis Co.), N.S.	—	1,065	396	588	—	81	669	—	110	10	100
Currie Barracks (Calgary), Alta.	—	2,350	2,053	287	—	10	297	—	102	—	102
Currie Field (Calgary), Alta.	—	456	304	151	—	1	152	—	50	—	50
Esquimalt, B.C.	—	1,173	656	475	—	42	517	—	109	—	109
Gloucester (Carleton Co.) Ont.	—	119	82	28	—	9	37	—	12	—	12
Greenwood (Kings Co.), N.S.	—	988	349	566	—	73	639	—	100	10	90
Kenna's Hill (St. John's), Nfld.	—	213	–38	251	—	—	251	—	22	—	22
Namao, Alta.	—	1,002	828	150	—	24	174	—	93	—	93
Petawawa, Ont.	—	2,429	1,326	1,044	—	59	1,103	—	250	—	250
Picton, Ont.	—	1,846	1,605	180	—	61	241	—	44	—	44
Rivers, Man.	—	977	726	224	—	27	251	—	99	—	99
Rockcliffe (Ottawa), Ont.	—	1,920	1,351	533	—	36	569	—	160	—	160
St. Hubert, P.Q.	—	936	640	244	—	52	296	—	100	—	100

TABLE 19. APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF HOUSING FOR THE DEPARTMENT OF NATIONAL DEFENCE, BY LOCALITY, 1949.—Continued

Locality	Appropriations			Expenditures During the Year				Construction Progress of Housing Operations			
	Unexpended as of Dec. 31, 1948 ($000)	Approved during 1949 ($000)	Unexpended as of Dec. 31, 1949 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1948	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1949
Saanich, B.C.	—	1,038	1,038	—	—	—	—	—	—	—	—
Sea Island (Richmond Mun.), B.C.	—	329	74	208	—	47	255	—	35	—	35
Shilo, Man.	—	3,094	2,243	798	—	53	851	—	300	—	300
Summerside, P.E.I.	—	1,422	672	683	—	67	750	—	150	—	150
Trenton, Ont.	—	2,341	1,791	469	—	81	550	—	165	—	165
Tuft's Cove (Halifax Co.), N.S.	—	14	—	2	—	12	14	—	—	—	—
Winnipeg, Man.	—	780	536	240	—	4	244	—	85	—	85
Services at Petawawa and Camp Borden, Ont.	—	250	175	—	—	75	75	—	—	—	—
Yukon, North West Territories and Labrador (1)	—	3,635	1,579	2,056	—	—	2,056	—	219	29	190
CANADA	—	43,295	29,454	12,569	—	1,272	13,841	—	3,005	49	2,956

(1) Expenditures for construction of Married Quarters at the following isolated northern sites: Aklavik, Churchill, Dawson City, Mayo, Fort Nelson, Fort Smith, Mile 1202, Norman Wells, Whitehorse, Yellowknife, North West Staging Route and Goose Bay.

TABLE 20
APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, 1949

Province	Number of Projects	Number of Housing Units	Estimated Costs			
			Land ($000)	Construction ($000)	Equipment and Other ($000)	Total ($000)
Newfoundland	—	—	—	—	—	—
Prince Edward Island	—	—	—	—	—	—
Nova Scotia	6	6	3	38	—	41
New Brunswick	1	18	—	70	—	70
Quebec	78	2,164	842	12,869	887	14,598
Ontario	7	358	156	2,242	400	2,798
Manitoba	4	107	15	550	83	648
Saskatchewan	—	—	—	—	—	—
Alberta [1]	-1	-11	-3	-64	-6	-73
British Columbia	1	14	8	78	6	92
CANADA	96	2,656	1,021	15,783	1,370	18,174

[1] This represents the cancellation of a project approved in 1948.

Annual Report

TO THE
MINISTER OF RESOURCES AND DEVELOPMENT

For the Year 1950

CENTRAL MORTGAGE AND HOUSING CORPORATION

BOARD OF DIRECTORS

*

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Ottawa

February 24th, 1951

Honourable R. H. Winters,
Minister of Resources and Development,
Ottawa, Ontario.

Dear Sir:

On behalf of the Board of Directors of the Central Mortgage and Housing Corporation, and in accordance with the provisions of the Central Mortgage and Housing Corporation Act and The National Housing Act, 1944, I report to you on the administration and affairs of the Corporation during the calendar year 1950. In accordance with the by-laws of the Corporation I also send you the Accounts for the year 1950 which have been signed by the President and Chief Accountant and certified by the auditors of the Corporation.

The volume of house building in 1950 is now estimated to have been about the same as in 1949. Dwellings started of all kinds, including conversions, numbered about 95,000 units in 1950, and dwellings completed approximately 92,000. The carry-over of uncompleted residential units at the end of the year at 61,000 continued to be large. The data in this report differ from those shown in the 1949 report because the new figures include housing in Newfoundland.

During 1949 and the early months of 1950 there was some doubt that effective demand for new housing would be sufficient to sustain the current volume of new housing starts. Even before June, 1950, the demand for new housing had strengthened. The very changed international and domestic conditions of the second half of 1950 have removed any likelihood of insufficient effective demand. Experience in the last six months indicates that effective demand for new housing accommodation, both home ownership and rental, has never been stronger. During recent years there has been a reluctance by many prospective home owners to purchase because current sale prices appeared high in relation to those experienced in the past. Purchasers now seem to view the current sale price of houses more favourably because of the feeling of many new home owners that the price of houses may be higher in the future than it is at present.

Supply difficulties made themselves felt towards the end of the year. During the first quarter of 1950, 6% more dwellings were started than in 1949. During the second and third quarters the increase was 3%. In the last quarter, however, dwellings started declined by 7%. We may be

entering 1951 with a trend towards a lower level of house building, mainly because of physical shortages rather than any slackening in demand.

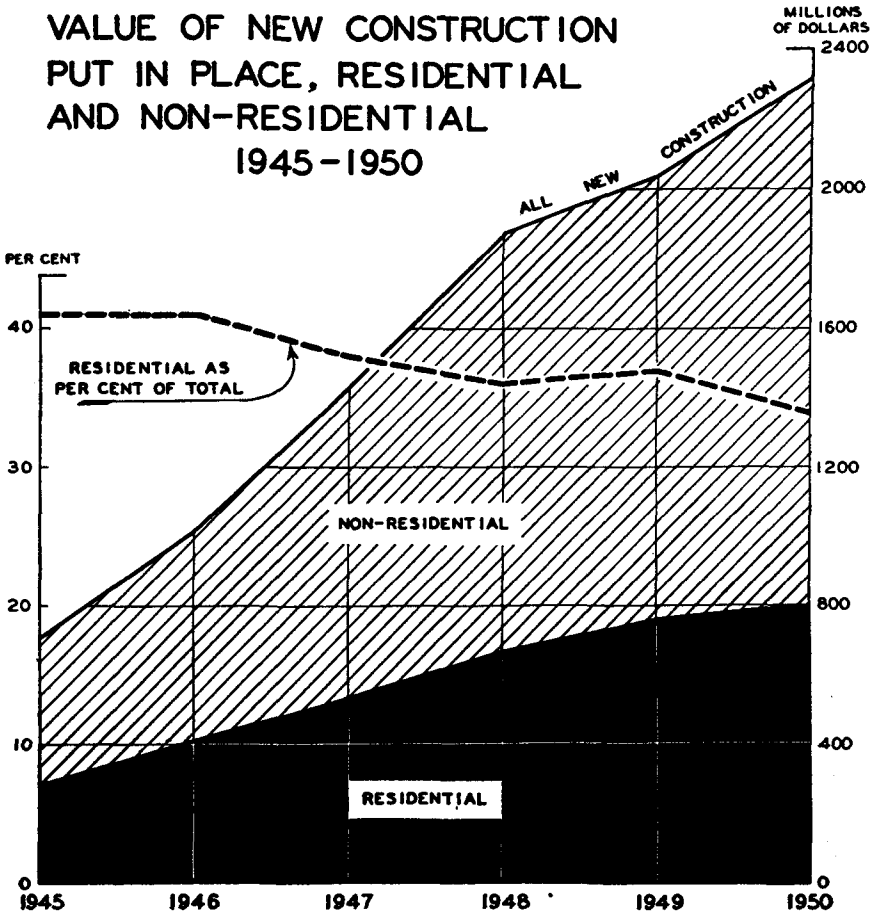
The regional distribution of housing completions indicates that large urban centres and industrial towns continued to expand their housing at a high rate, while smaller communities and rural areas experienced a decline in the volume of house building. In relation to population, housing completions in British Columbia and the Prairies were somewhat less than in 1949, with increases in the Maritimes and Quebec. In Ontario housing completions were about the same as last year. Comparative housing completions in relation to population, based on the 1949 population estimates, are:

Housing Completions per 1,000 Population

Region	All Areas		Centres of 5,000 Population and Over	
	1950	1949	1950	1949
British Columbia	8.0	9.6	9.7	11.3
Prairies	5.8	7.3	11.0	12.1
Ontario	7.4	7.3	9.2	8.4
Quebec	7.3	6.2	9.9	8.8
Maritimes	4.5	4.0	5.8	5.9
Canada	6.8	6.8	9.5	9.1

During the first half of the year building materials of all types were in good supply. It is estimated that for the year as a whole the output of construction materials of all kinds was 8% greater than in 1949. However, in the fourth quarter shortages of building materials became apparent, particularly in products of steel. Anticipatory buying was taking place and some concern was being expressed by builders about the availability of building materials for residential use in 1951. It is believed that the decrease in starts in the fourth quarter of 1950 as compared with the same period in 1949 can be attributed in part to difficulties and doubts of home owners and builders concerning their ability to obtain materials. There is a marked difference of opinion between builders about intended new starts during 1951. Some builders believe that it will require a full effort to complete their carry-over of unfinished construction. Other builders, particularly in areas in which building materials are still readily available, are planning new starts in amounts equal to or greater than the number of residential units they started in 1950. At the moment there is no unanimity of intention among builders as to their intended operations in 1951.

The volume of residential construction work put in place, including major improvements and alterations, changed little from 1949 to 1950. But a rise in residential construction costs contributed to an increase in the value of new residential construction work put in place to $813 million in 1950 as compared with $767 million in 1949. For the first time since the war the physical volume of house building has not risen substantially. It is believed that some material shortages towards the end of the year, together with increasing difficulty in finding serviced land, are the reasons for this change, rather than any easing in effective demand. While the value of residential construction rose only by 6%, construction of all other kinds increased by 15%. As indicated in Figure 1, housing during



- FIGURE 1 -

1950, as a proportion of all new construction, declined to 34% from 37% in 1949.

Residential construction is that part of the construction industry least able to secure building materials in periods of shortages. It is likely that the increase of construction of other kinds in 1950 was in itself a contributing factor to the relative decline in the residential sector. This trend is likely to continue in a period when the demand for building materials and labour outruns available supply. The immediate prospect gives little encouragement that housing will form a larger proportion of construction of all kinds in 1951.

During 1950 the number of families in Canada increased by about 72,000. This is some 7,000 less than in 1949 and the reduction is occasioned mainly by decreased immigration. The marriage rate remained at about the 1949 level of 123,000, as did the dissolution of families at about 52,000. The number of non-family households in Canada increased by about 15,000 during 1950. This brings the total net increase in family and non-family households to 87,000 during the year. It is estimated that in 1950 there were 92,000 new dwellings completed. The number of dwellings destroyed, demolished and abandoned during the year was about 9,000. As a result, the net increase in the housing stock amounted to 83,000 as compared with the increase in family and non-family households of 87,000.

This difference of 4,000 brings the excess of the number of families and non-family household groups over the number of available dwellings to about 424,000, an increase of about 1% over 1949. This is not a measurement of the need for new houses because not all families and household groups require a separate dwelling. Shared accommodation on a voluntary basis, whether for social or economic reasons, has been and will continue to be an important element of housing occupancy. On the other hand, variation in the excess of families and other household groups over the number of available dwellings is an indication of changes in the over-all housing position.

Direct participation by the Federal Government in the 1950 housing programme, including 3,841 rental units for veterans and 3,207 units for married personnel of the three Armed Services, represented 8% of all completions, as compared with 10% in 1949. About 30% of all completions were financed for private owners under the National Housing Act, as compared with 24% in 1949. Housing completions publicly assisted in these ways represented about 38% of all completions in 1950 as compared with 34% in 1949.

During the year the lending institutions approved mortgage loans for new, non-farm, residential real estate for $319 million as compared with $212 million in 1949. Their total mortgage loan commitments, including

loans on existing property and farms, amounted to $527 million as compared with $393 million in 1949. This increased volume of new mortgage business taxed the resources of the lending institutions with respect to monies available to finance all applications under the National Housing Act. As a result, many companies placed their National Housing Act loans on a quota basis, and during 1950 lending institutions became more selective as to locations, mortgage risks and builders. The result was a tendency to limit lending to the major communities. Because of this condition, interest rates on conventional loans became firmer and for the first time since 1945 competition lessened between companies both with respect to conventional loans and loans under the National Housing Act.

The residential construction cost index — with a 1939 base of 100 — advanced from 208 to 233 during the year. This index, which showed little variation in 1949, rose by 5% during the first half of 1950 and by another 7% in the last half of the year. For 1950 as a whole, costs averaged 6% above 1949. These increases in construction costs are now fully reflected in the prices at which old and new houses are being sold.

The Defence Supplies Act vests in the Minister of Trade and Commerce the exclusive power, subject to certain listed exceptions, to construct projects on behalf of the Department of National Defence. The Act also provides that the Minister of Trade and Commerce may employ the Canadian Commercial Corporation or any company to which The Government Companies Operation Act applies to exercise such powers under his direction.

Until last November, the Canadian Commercial Corporation had been employed to procure the construction of defence projects. As the volume of construction work was to be substantially increased, it became evident that enlarged facilities and organization would be required. As an alternative to the reorganization and expansion of the Construction Branch of Canadian Commercial Corporation, it was decided to use the facilities of the organization of this Corporation, already available to the Government, and presently being used for the construction of married quarters for the Department of National Defence. Accordingly arrangements were made by which Wartime Housing Limited would undertake this work, as from November 22, 1950, using the facilities and decentralized construction organization of this Corporation.

Wartime Housing Limited was incorporated under The Dominion Companies Act in 1941. Although it was set up primarily for the purpose of constructing houses for war workers, its charter provided it with all the powers normally possessed by a commercial construction company. It therefore has the corporate power to arrange for and supervise the construction of defence projects. As it is subject to The Government Com-

panies Operation Act, it is qualified to act as an agent of the Minister of Trade and Commerce under The Defence Supplies Act. Letters Patent have been issued by the Secretary of State changing its name to Defence Construction Limited.

A management contract has been entered into under which this Corporation will manage the affairs of Defence Construction Limited. The Corporation has expanded its supervisory and construction staff at Head Office, as well as at the Regional and Branch offices, and as the volume of defence construction increases further expansion will take place. Under the contract, administration expenses incurred by the Corporation on this account are recoverable from Defence Construction Limited. Payments to contractors and other construction costs will be paid by Defence Construction Limited and will not form part of the accounts of the Corporation, as was the case for the married quarters programme for the Department of National Defence. It is likely that these new duties will become an increasing part of the activities of the Corporation — reversing the trend of recent years during which direct construction by the Corporation was decreasing because of the termination of the veterans' rental housing programme.

The defence programme will have an important effect upon housing in 1951. New residential construction is likely to be reduced by the diversion of labour and materials to projects necessary for the defence programme. The completion of houses now under construction and new starts at the 1950 rate would require more material than appears to be available. There is the danger that the larger the number of starts the fewer will be the completions. A decline in the number of starts in 1951 would therefore assist in bringing the maximum number of houses into occupancy during the year.

LENDING OPERATIONS

Joint Loans

During 1950 the Corporation joined with lending institutions in approving loans for 38,081 housing units, including 2,774 dwellings for rent. The comparable figure for 1949 was 19,829, including 2,210 units for rent.

An amendment to the National Housing Act in 1949 made available to owner-builders and house purchasers an additional amount of loan not exceeding one-sixth of the basic loan, provided that the Corporation considered the sale price to be "fair and reasonable." The basic loan is established at 80% of the lending value. The lending institutions finance 75% of the basic loan and the Corporation the balance. The additional loan is financed entirely by the Corporation. During the year commitments were given for 31,901 loans which included the additional one-sixth provision. Of the units financed by these loans, 18,900 had been sold to approved purchasers by the end of the year.

Thirty lending institutions operate on the joint loan basis under the National Housing Act. The large number of loans during 1950 in itself indicates that they have co-operated to the fullest extent with the Corporation.

The Corporation maintained its policy that the gross debt service, the amount paid annually for principal, interest, taxes and insurance, should generally not exceed 23% of a home-owner's gross income. The average ratio of gross debt service to income at 19.3% compares with 18.5% in 1949 and 18% in 1948. This is a national average from which there were minor variations throughout the country.

Sixty-eight per cent of the joint loans on single-family dwellings approved during 1950, were for an amortization period of 20 years, as compared with 72% in 1949. The number of loans for periods of less than 20 years, decreased to 5% from 7% while loans with 25-year amortization increased to 24% from 11%. Loans carrying 30-year repayment periods decreased to 3% in 1950 from 10% in 1949. The average loan per dwelling unit during the year was $6,766, as compared with $5,604 in 1949 (Table 7).

In 1950 the Corporation continued to accept Integrated projects with an agreed sale price approximately 5% less than that established under the fair and reasonable price pattern. The difference may be construed as the consideration for the buy-back guarantee which the Corporation gives to the builder should he be unable to sell any of the houses at the agreed price when completed. Because of the strength of the real estate market and the lower sale price of houses built under the Integrated Housing Plan, the volume of loans under this Plan again decreased, numbering 936 housing units in 1950 against 2,502 units in 1949. During the year, the majority of units on which loans were approved under the Plan were built in Winnipeg and Edmonton. In all, loans were made in 10 cities, as compared to 24 cities in 1949 and 78 cities in 1948. The percentage of Integrated housing units sold to veterans in 1950 varied by locality from 10% to 90%, the national average being 55%. The Integrated Housing Plan originated in 1945 and from its inception to the end of 1950 a net total of 16,913 housing units was approved.

The majority of National Housing Act loans were again for the purpose of financing bungalows and one-and-a-half storey dwellings, rather than two-storey houses (Table 7). During the year the average livable floor area for bungalows continued to increase. In 1949 8% of all dwellings financed by joint loans had an area of less than 800 square feet; in 1950 the proportion was 4%. This trend is desirable because of the pressures to reduce the area of a dwelling below a reasonable size as building costs increase.

The steady rise in land values continues to be a problem. Speculation in land raises the cost of housing without providing additional service.

In establishing land values for loan purposes, the policy of the Corporation is to relate the value of the land to the value of the dwelling placed upon it. As evidence of the current trend, the value of land exceeded 10% of the total reproduction value in 51% of joint loans on single-family dwellings financed under the National Housing Act in 1950. This compares with 9%, 28% and 36% in 1947, 1948 and 1949, respectively.

Under the National Housing Act procedure, at least four inspections are required during construction of all housing units. These inspections are the responsibility of the lending institutions, which are authorized to charge the borrower $20.00 per single-family dwelling, including appraisal fee. Inspections are made to determine the amount of advances available to the borrower during construction and to ensure that the Corporation's Building Standards are followed by the borrower. To assist in maintaining standards of construction at a satisfactory level, the Corporation also makes periodic inspections.

The continuing policy of decentralization of authority to field offices played an important part in the administration of National Housing Act loans. Regional and Branch offices approved more than 90% of total joint loans without reference to Head Office, except for record purposes.

The number of loans approved under The Dominion Housing Act, 1935, and the National Housing Acts, 1938 and 1944, now total 110,573 amounting to $753 million for 141,158 housing units (Table 1). The distribution of loans by provinces and urban centres is indicated in Tables 2 and 3.

Direct Loans (Section 31A)

Operations under this section of the National Housing Act are carried out when financing is not available through approved lending institutions. The reasons for the lack of such financing are, in general, the remoteness of the areas and the attendant difficulties in providing inspection services; or the shortage of funds available for mortgage investment purposes; or, in the case of rental insurance projects, the lack of guarantees during the construction period.

Direct loans made by the Corporation during the year were:

To home owners (non-farm), 434 for $2.4 million on 476 dwelling units; to home owners (farm), three for $13,900 on three dwelling units; for rental purposes, three for $14,360 on three dwelling units; and on Rental Insurance projects, 183 for $21.3 million on 4,091 dwelling units.

The geographical distribution of these loans is shown in Tables 5 and 6.

Loans to Limited-Dividend Companies

Under the sponsorship of local groups, two additional limited-dividend companies were formed in 1950 to obtain loans under Section 9 of the

National Housing Act. This Section provides for loans up to 90% of the lending value of a low-rental project, at an interest rate of 3% per annum. Loans approved totalled $379,125 for 94 housing units. Of four loans made during the year, two were to existing limited-dividend companies to finance extensions to completed projects while the others were to the new companies to finance new projects. These were supplemented by municipal grants or contributions from service clubs. The types of housing units included single-family, semi-detached and multiple dwellings for rental to low-income groups, such as widows and old-age pensioners, at rentals within their means.

Loans to Primary Industries

Section 9A enables companies engaged in the primary industries of logging, lumbering, fishing and mining to construct housing accommodation for employees. While numerous enquiries were received, only one loan was approved in 1950, amounting to $55,280; this was for the construction of eight single-family dwellings to be rented to the employees of the borrower at rentals approved by the Corporation.

GUARANTEES

Rental Insurance Plan

The Rental Insurance Plan is designed to encourage builders and investors to provide an additional supply of rental accommodation by removing some of the attendant risk. To qualify for a rental insurance contract, the housing units of the project must have an average floor area in excess of 700 square feet and contain an average of 3.5 standard rooms and 1.5 bedrooms. The maximum rent may not exceed $80 per month for a fully-serviced housing unit of 800 square feet; exceptions are allowed in high taxation areas and for fireproof construction, in which cases, the maximum rent may not exceed $84. The maximum is adjusted to the extent that the unit is more or less than 800 square feet and in accordance with the services supplied.

During the year arrangements were made with builders and investors for 4,311 housing units. Large Rental Insurance projects, each of approximately 500 housing units, were commenced in Ottawa and Edmonton.

The 1950 distribution of insured rental housing units by region was: Ontario 45.1%, Quebec 38.5%, Prairies 12.6%, British Columbia 3.6% and Maritimes .2%. The national average monthly rental per housing unit was $70.00, and the average number of standard rooms per housing unit was four, which were the same as for 1949. The applicants' average estimated cost per housing unit was $7,379 for an average floor area of

909 square feet, compared with $6,978 and 920 square feet for 1949. The Rental Insurance Plan originated in July, 1948, and from its inception to the end of 1950, 14,019 housing units were approved. During this period the lending institutions financed 25.8% of the housing units accepted by the Corporation under the Rental Insurance Plan with 6.3% of the housing units having no mortgage commitments made at December 31, 1950. These figures exclude the purchase of mortgages on completed rental insurance projects by the lending institutions (Table 9).

Double Depreciation

Applications continued to be made under the Income War Tax Act for Double Depreciation on rental housing projects. Applications covering 2,470 housing units were approved, of which 2,081 housing units were under the Rental Insurance Plan.

Because the legislation applies only to housing projects commenced before December 31, 1949, activity in this field will continue to decline and eventually cease early in 1951. In the years 1947 to 1950, inclusive, applications were approved for a total of 5,901 units (Table 21).

Land Assembly

Section 11B of the National Housing Act guarantees to approved lending institutions the recovery of their investment, together with 2% interest per annum, when such investment is for the acquisition and development of land for housing purposes.

One of the principal limitations on new housing construction is the lack of serviced land and the reluctance or inability of municipalities and private builders to finance these services. The Section is directed towards a solution of this problem.

At the beginning of 1950 six sponsored land assembly projects were under development. Two of these were completed and development was commenced on one new project of 425 lots. At the end of the year, 1,400 of the 1,724 serviced lots in the five projects still under guarantee had been sold or optioned. Negotiations are in progress for the development of another project to provide some 650 lots.

In addition to land assembly initiated by lending institutions during 1950, the Corporation completed two projects and made arrangements for the development of two others. The Corporation also owns seven parcels of raw land which are available for development.

Home Extension Loans and Home Improvement Loans

During 1950 one home extension loan was approved under Part IV of the Act. Total home extension loan approvals to December 31, 1950, number 40 for 70 units and total $119,090.

At the year-end the banks reported that of the 40 loans approved to date a balance of $18,077.18 is outstanding and none of the loans was in arrears.

Proclamation of Part IV of the Act with respect to home improvement loans remains deferred except in the Province of Saskatchewan where it was proclaimed in the area of Kamsack, Saskatchewan, following cyclone damage in August, 1944, and in British Columbia in the area which was flooded in 1948. Applications have not been received from these areas.

Grants in Aid of Slum Clearance

The Regent Park re-development in the City of Toronto is the only project for which a grant has been approved under Section 12 of the National Housing Act. The Government of Canada has approved a grant of $1,150,000 to assist in the acquisition of land. Covering 42 acres of land, it is to have 1,056 housing units when re-development is completed. At the end of 1950, 118 housing units were completed and occupied. Construction of an additional 160 units was nearing completion and tenders have been called for 160 more. Three hundred and three parcels of land have been acquired, comprising approximately 53 per cent of the area designated for re-development.

MORTGAGE ADMINISTRATION

As direct loans under Section 31A of the National Housing Act continued to increase in volume, arrangements were made early in 1950 to decentralize both approvals and processing to the Regional Offices. The change was made gradually upon the organization of a mortgage administration section in each of the Regional Offices and was completed in November. Advances to builders and trusteeing of purchasers' deposits under the Integrated Housing Plan, as well as sales agreement administration, were also included in the decentralization programme.

A change in the accounting procedure between the lending institutions and the Corporation, with respect to the Corporation's share of joint loans, was effected in 1950. Previously advances to the companies and repayments to the Corporation were made on an individual loan basis. These are now handled on a bulk accounting basis with net settlements of the difference between advances on new loans and repayments on existing loans being effected each month. Under this system the companies are required to submit only at the end of each year a detailed listing of outstanding accounts.

Net advances to the lending institutions during 1950 totalled $52,724,-386.41 and at the year end 81,505 loans were outstanding, totalling $111,487,382.71.

The contingent liability under the pool guarantee agreement with the lending institutions on account of The National Housing Act, 1938, amounts to $4,636,897.28 and under The National Housing Act, 1944, to $12,902,459.04.

At the end of the year 228 loans were reported as being three months or more in arrears. The delinquent accounts represented approximately .28% of loans outstanding.

During 1950 net losses sustained on Housing Act loans amounted to $59,707.51.

The total amount of direct mortgages under administration at the end of 1950 was $43,304,263.39, excluding loans approved but on which funds had not been advanced. These include loans under Sections 9, 9A and 31A and mortgages taken under Section 3B to secure the balance of purchase price of properties sold on a deferred payment plan. Twenty-three direct loans were in arrears for three months or more. At the end of the year 10,419 sales agreement accounts were under administration, representing the balance of purchase price on war workers' and veterans' units sold to individuals. Thirty-five of these accounts were in arrears for three months or more. Included in monthly payments received from direct loan borrowers and sales agreement purchasers, is an amount for annual taxes and fire insurance premiums. From these monies $878,776.40 was paid out in taxes and $170,822.90 in fire insurance premiums on behalf of these borrowers and purchasers.

Early in the year one of the lending institutions expressed interest in purchasing some of the loans on rental insurance projects which were made by the Corporation under Section 31A of the National Housing Act. By the end of the year this company had completed the purchase of 21 of these loans, totalling $2.5 million.

Under its commitment to purchase from Integrated builders in the event of non-sale, the Corporation has acquired a total of 342 housing units. These acquisitions cover houses in 25 projects undertaken by 19 builders. The percentage of units acquired up to the end of the year to units constructed was 2.1%.

From the inception of the Rental Insurance Plan in 1948 to the end of 1950 undertakings to insure have been issued for 267 projects.

Assistance to Lending Institutions

Section 29 of the Central Mortgage and Housing Corporation Act enables the Corporation to provide funds in various ways to ensure the continued operations of lending institutions under the National Housing Act. During the year, the first use of this Section was made involving the purchase of the lending institutions' interest in 140 joint loans. These were

acquired at a cost of $576,914.27 by direct advance and by transfer of $235,093.43 from Joint Loans Account, representing the Corporation's share, for a total of $812,007.70.

CONSTRUCTION

For the first time in four years there was a marked decline in the amount of direct construction undertaken by the Corporation. The decline is attributable to the termination of the veterans' rental housing programme and a reduction in the programme of permanent married quarters for the Department of National Defence from a 1949 total of 4,415 units to 3,345 units in 1950.

Veterans' Rental Programme

At the beginning of the year, 3,731 veterans' rental units were under construction. Additional units numbering 1,023 were started in 1950 and 3,841 were completed, leaving a carry-over at December 31, 1950, of 913 units, with approximately 500 units not yet started (Tables 11 and 12).

Permanent Married Quarters for Department of National Defence

At the beginning of 1950, 2,766 houses were under construction and an additional 3,436 were started during the year, excluding units in remote areas. Houses completed and turned over to the Department of National Defence numbered 2,578, leaving 3,624 under construction at the end of the year and 489 to be placed under contract. Completions averaged approximately 215 units per month. Water, sewer, road and electrical distribution facilities are being completed at the same time as the houses. Fill and grading required for landscaping has been undertaken on most of the earlier projects with a view to completion of extensive landscaping work in the Spring of 1951 (Tables 19 and 20).

At the request of the Department of National Defence, the Corporation carried out landscaping and servicing work on their 1948 projects, particularly on those sites where 1948 and 1949 projects are combined.

Department of National Defence Schools

The Department of National Defence housing programme has required the provision of 32 schools. The contract for the first school was awarded in May and since that time all but three schools have been placed under contract. Construction progress indicates that the first school is likely to be available for use well before the close of the school year in June.

Permanent Improvements

At the beginning of the year contracts were outstanding for the construction of permanent improvements to 1,544 houses. In 1950 similar

work was undertaken on an additional 435 houses, bringing the year's programme to 1,979. Plans and specifications for the work remained substantially the same as in 1949, but provision was made for more adequate rehabilitation of grading and landscaping around the houses following installation of foundations. At the end of the year, work was continuing on 443 houses. With completion of work on approximately 2,000 additional houses proposed for 1951, the programme of permanent improvements to be installed in war workers' houses will have been terminated.

FEDERAL-PROVINCIAL PROJECTS

An amendment to the National Housing Act in 1949 provided for housing developments that might be undertaken jointly by the Government of Canada and any province. The federal legislation was broad in its scope and provided that, following an agreement between a provincial government and the Government of Canada, Central Mortgage and Housing Corporation might undertake jointly with the province projects for the assembly of land and its development, the construction of houses for sale and the construction of rental housing projects and their operation. The legislation further provided that the capital costs, profits and losses on such undertakings are to be shared 75% by the Corporation and 25% by the province.

Seven of the provinces—Newfoundland, New Brunswick, Quebec, Ontario, Manitoba, Saskatchewan and British Columbia—have enacted complementary legislation which provides that the Corporation and the province can proceed with projects under Section 35 of the National Housing Act. Prince Edward Island, Nova Scotia and Alberta have not so far enacted complementary legislation.

Newfoundland was the first province to make a proposal and as a result a low-rental housing project, consisting of 140 family housing units in a multiple development, has been undertaken in the City of St. John's. Rents to be paid by the tenants are computed on the basis of income. A rental schedule has been agreed on; this is based on the tenant paying about 20% of the family income as rent. The project will be managed by the St. John's Housing Authority, the members of which will be appointed by the Lieutenant-Governor in Council, in accordance with the Newfoundland legislation.

At the end of the year negotiations were well advanced with the Province of British Columbia to proceed with a low-rental housing project in the City of Vancouver. Authority from both the Government of Canada and the Government of the Province of British Columbia has been formally given for the project which will consist of 200 family housing units to be built near Little Mountain in the City. This project differs from the New-

foundland development in that it is to be serviced with heat and hot water. Here, too, rents are to be based on income. However, because the owners of the project are to provide services, the ratio will be 25% of the income in the case of the Vancouver project, as against the 20% in St. John's, Newfoundland, for unheated accommodation. Discussions are proceeding in respect of land assembly projects in both British Columbia and Newfoundland.

Section 35 of the National Housing Act has been implemented in London, Windsor, Ottawa, St. Thomas and Kingston, Ontario, because of a shortage of serviced residential lots. The Province of Ontario has therefore entered into five separate agreements with the Federal Government and Central Mortgage and Housing Corporation for the acquisition of land for land assembly projects. These agreements provide that the Province will be responsible for acquiring title to the land in the name of Central Mortgage and Housing Corporation, the land to be held in trust for the Province and the Corporation. The Province will also arrange for the subdivision and for the design, engineering and installation of services. When serviced, the building lots will be sold by the Corporation for use by builders and private individuals. The Corporation will make payment in the first instance of all charges forming a part of the cost of the project and will keep a record of such costs as well as all receipts from the sale of the lots. As disbursements are made, the Province will be requested to pay its share to the Corporation. Receipts from the sale of lots will be shared by the Corporation and the Province.

Land assembly projects in Ontario are of considerable size, with the approximate areas to be utilized as follows: London, 133 acres; Windsor, 77 acres; Ottawa, 210 acres; St. Thomas, 71 acres; Kingston, 133 acres.

Need for serviced residential lots appears to be present in many other municipalities and negotiations are under way to enter into agreements concerning land assembly projects in St. John's, Newfoundland, and Atikokan, Ontario. Discussions have also taken place between the Province of New Brunswick and the Corporation in respect of both a low-rental housing project and land assembly project in the City of Saint John.

REAL ESTATE ADMINISTRATION

Principal features of the year were inauguration of the sales programme of veterans' rental projects constructed under the 1945-1947 plans, and termination of direct arrangements with municipalities for veterans' rental housing. Two other significant developments were the transfer of ownership to and administration by the Corporation of Deep River and the constitution of the Ajax Development Project as an Improvement

District. The year also saw the introduction of a standard system of collection of rentals and monthly sales payments through the chartered banks.

The number of sales of war workers' and veterans' houses, combined with the number of returns of Home Conversion Projects to the owners, exceeded the number of houses constructed under the 1948 and 1949 veterans' rental housing programmes. As a result, there was a slight decline in the number of residential units owned and managed by the Corporation.

The Corporation owns and operates housing projects in more than 200 cities, towns and villages in all provinces. The continued co-operation of Canadian municipalities, which has been amply demonstrated in dealings with the Corporation and Wartime Housing Limited during a period of almost ten years, is appreciated.

Property Management

There were under administration 38,656 units of rental housing at the end of the year, as compared with 41,348 at the end of 1949. Distribution between single and multiple units (apartments or suites) and by provinces is shown in Table 15. Rental revenue for 1950 totalled $16.3 million. This represented a small increase in comparison to 1949 because higher rental houses were being added to the real estate portfolio, while the number of lower rental war workers' and pre-1948 veterans' houses decreased because of sales. Rentals three months or more in arrears amounted to $2,600.

Property maintenance, as in the two previous years, corresponded to that usually undertaken by private landlords. Increased emphasis was given to landscaping and general project improvement. Maintenance expenses were at about the same level as in 1949, notwithstanding the general rise in costs. A detailed analysis of administrative expenses of rental projects is given in Tables 16 and 17.

All allocations of rental housing are made according to a point rating system which gives preference to veterans of World War II. An applicant's priority is based on length and sphere of service with the Armed Forces, number of dependents, pensionable disability, present housing accommodation and ability to pay rent. In recognition of the fact that a large number of local high priority applicants have not benefited from the veterans' rental housing, although their applications have been in force for two or more years, all new applications submitted since November, 1950, are not considered to be eligible until after a waiting period of six months. The system is not infallible, but it has been proved to be the fairest and most efficient method of allotting veterans' rental housing, and is supported by the Canadian Legion and other organizations interested in the welfare of Canada's veterans.

Allocations to vacancies in existing veterans' units and former war workers' units numbered 4,033, while those to newly constructed units taken over during the year numbered 3,841, for a total of 7,874. As a result of the allocation of vacancies in former war workers' projects to veterans, the number of units occupied by non-veterans decreased from 6,804 to 4,734.

The number of veterans' applications for rental accommodation on hand decreased by slightly more than 7% during the year to approximately 39,400 at December 31, 1950.

Sales of Rental Housing Units

Carrying out the decision taken in the latter part of 1949 to make the balance of pre-1948 veterans' rental housing units available for sale, a further 9,932 units, of the 19,645 of this category constructed, were made available for sale during 1950. Of the 3,541 units previously available for sale, 2,163 remained unsold at the beginning of 1950 and were carried over into the 1950 sales programme, thus bringing total offerings of this class of unit during the year to 12,095. More than one-half of this total was not, however, merged into the sales programme until early summer. Sales for the year reached 2,788 units, 75% of which were made during the last seven months. All told, 4,020 of these units had been sold to individuals by the end of 1950.

An additional 1,353 of the 17,000 war workers' houses constructed during World War II were offered for sale during the year. This brought the total number of houses in this class to 10,952 units of which 7,328 had been sold to individuals by December 31, 1950. This figure comprises 5,341 sales in the period 1946-1949 and 1,987 sales in 1950.

In addition to sales to individuals, 150 pre-1948 veterans' units and 835 war workers' units were disposed of en bloc to the respective municipalities. Of the 1,976 single dwelling units previously acquired from Housing Enterprises of Canada Ltd., 630 units were sold to individuals in 1950. Some 479 units acquired under the Integrated Housing Plan guarantee were also disposed of during the year.

In all, 6,869 units of all classes, representing a total of $26.1 million (See Tables 13 and 14), were sold during 1950. From the inception of the sales programme in 1946 to December 31, 1950, total value of sales of 15,375 units has amounted to $62.7 million.

Payments to Municipalities in Lieu of Taxes

In excess of $2.6 million was disbursed by the Corporation to 216 municipalities, either in the form of payments in lieu of taxes at fixed rates or

collections in trust equivalent to taxes with respect to its various housing projects.

The Corporation undertakes to make collections in trust where the municipalities desire to obtain a payment in lieu of taxes greater than the standard rates provided in the original arrangement for pre-1948 projects. Eighty-five municipalities have taken advantage of the plan while 67 remain at the standard rates of payment. These increases are accompanied by a corresponding increase in monthly rentals payable by the tenants. The greater amounts substantially conform to the level of payments in lieu of taxes under the 1948 and 1949 veterans' rental housing programmes of $70, $75 and $80 per annum for two, three and four bedroom units respectively. The Corporation is prepared to act on applications by municipalities which as yet have not applied for higher payments in lieu of taxes with respect to pre-1948 projects.

Payments in lieu of taxes at standard rates amounted to $1.9 million in 1950 (described as Municipal Charges in Table 16) as compared to $1.5 million in 1949.

Fire Prevention

Fire damage and the number of fires in 1950 were relatively small. As compared to a fire loss reserve account of $2.00 per rental unit, actual repair cost of fire damage amounted to an average of 76c per unit. The increase over the 49c loss per unit in 1949 was mainly accounted for by a few large fires in older and more hazardous property.

During 1950, Staff Houses, Hostels, etc., suffered losses amounting to $164; in Emergency Shelters no fire damage resulted; and in Home Conversion Property, fully covered by insurance, the total fire damage amounted to $27.75.

Increased emphasis was given to the fire prevention programme and its cost amounted to 57c per unit as compared with 12c in 1949. The Corporation recognizes that the co-operation of the tenants in the prevention of fire is the major contribution to any success attained in reducing fire losses. Fire losses resulting from careless smoking habits and the use of matches continue to account for the largest percentage of fires. These are hazards entirely within the control of the occupants of the houses.

Home Conversion Plan

The policy which was adopted in 1947 to return these properties to the owners was given special attention during 1950. The leasehold interest of the Corporation was surrendered on 63 properties. At the year-end the number of projects still being operated by the Corporation was 93 comprising the 735 housing units shown in Table 15. The Corporation's leases with

the owners expire during 1951 on 26 of these remaining properties, representing 201 housing units. As the majority of the tenants are veterans of World War II, the Corporation endeavours to arrange for the owners to accept existing tenancies.

Arrangements for Department of National Defence Schools

Schooling arrangements between the Department of National Defence and the provinces continued to be negotiated by the Corporation. The basis of the provision of educational facilities at service camps was the same as during 1949 and as outlined in the report for that year. Good progress was made toward establishing terms of operation in the provinces of Newfoundland and Quebec, and agreements were concluded with respect to new or expanded camp sites in other provinces. There remain a number of locations where schooling arrangements were under consideration at the end of the year and will be negotiated during 1951.

Ajax Development Project

Administrative and developmental activities expanded during 1950. Municipal status has been achieved in the form of The Improvement District of Ajax, governed by a Board of Trustees appointed by the Provincial Government. Ordinary civic services, heretofore operated by the Corporation, are being turned over to the Municipality as rapidly as possible.

Continuing industrial interest was experienced during the year. Twenty industries are now in operation or nearing that stage with employment in excess of 800 persons. Impact of the troubled international situation has been reflected in the rapid expansion of one firm allied with the aircraft industry. The British and Austrian interests, mentioned in the 1949 report, have constructed an additional 15,000 square feet of industrial space and plan a further extension of 45,000 feet early in 1951. Private construction of rental factory space is expected in 1951.

The 900 single-family dwellings owned by the Corporation are fully occupied by tenants. Sale of these houses into private ownership will commence in 1951.

Corporation development in progress and in engineering stages includes servicing of additional residential lands, construction of a shopping centre and a trunk sanitary sewer and improvements to the central steam plant.

Laurentian Terrace, Ottawa

Laurentian Terrace was constructed during the war as a Government-owned hostel for junior female employees of Government Departments in

Ottawa, to be administered by a Board of Management representing the Departments of the Secretary of State and Public Works and the Civil Service Commission.

Under authority of Order-in-Council P.C. 5654 dated November 8, 1949, the Terrace was transferred to Central Mortgage and Housing Corporation, such transfer to be effective from October 1, 1949.

The hostel contains accommodation for 360 persons, consisting of 14 single rooms and 172 double rooms, dining room and common rooms. The average percentage of vacancy during 1950 was 10%.

Deep River, Ontario

Deep River was established to accommodate personnel employed in the development of the Chalk River Atomic Energy Project. During the initial stages the town was administered by Defence Industries Limited, a Crown company. In 1947 administration was transferred to the National Research Council.

The town consists of 452 single-family dwellings, a series of dormitories and a staff hotel to accommodate single employees, a cafeteria, substantial shopping and recreational facilities, a hospital, a public school, central heating plant and full complement of hydro, water, sewer and fire protection services.

Effective April 1, 1950, ownership and administration of Deep River were transferred to the Corporation. Since that time 75 new family dwellings have been added and more houses may be required in view of the probable expansion of the Chalk River Plant by the National Research Council.

Up to the present there is no privately owned real estate in Deep River. The services of a "municipal" nature are administered by the Corporation. Revenues are not sufficient to meet operating costs but provision to meet deficits up to $132,000 per annum is made by Government through the National Research Council.

RESEARCH AND INFORMATION

Part V of the National Housing Act has enabled the Corporation to conduct a broad programme of housing investigations through its Economic Research Department and in collaboration with the Dominion Bureau of Statistics and also to aid in the improvement of house design and in the development of community planning. The Corporation also provides an Information Service through the publication of bulletins and other communications to the press and radio. During the year, total expenditures on research and information amounted to $243,220, of which $150,244 was

spent directly by the Corporation, the remainder being allocated in the form of grants and payments to Universities and to other government agencies.

Economic and Related Research

The housing forecast for 1950 indicated a continuation of a high volume of residential construction for Canada as a whole, accompanied by declining activity in a number of communities and in some regions. Amendments to the National Housing Act assented to on December 10, 1949, had made provision for such contingencies by making possible joint Federal-provincial housing projects (Section 35) and by providing for an additional one-sixth of basic loans to widen the band of home ownership (Section 4, subsection 3). Economic research work undertaken during the year aimed primarily at obtaining new information in these two fields. Developmental work to fill gaps in analytical and statistical knowledge about housing conditions continued, as did the issuance of the Corporation's periodic economic publications.

To throw light on local housing conditions, a series of manuals was prepared containing preliminary data on population, families, labour force, incomes, shelter costs, housing stock, dwelling completions and other relevant information required for an appraisal in approximate terms of physical housing needs in 39 communities. Since the initiative for joint housing projects under Section 35 of the National Housing Act rests with provincial and municipal governments, this background information was made available to provincial authorities for release to municipalities which might be interested.

Several investigations were undertaken in the mortgage field. A survey was made of the economic status and other characteristics of house purchasers with mortgage loans under the National Housing Act in 1948 and 1949. In the latter year 66% of purchasers who bought or built homes had incomes of $3,500 or less per annum, representing a group usually described as the lower and middle income thirds. A sample test survey of mortgage registrations, discharges and foreclosures in the Province of Ontario was undertaken to determine the sources and terms of mortgage credit presently available. The results of this survey will be included in the Corporation's regular annual issue of "Mortgage Lending in Canada, 1950".

Another project during the year was the development of a new residential construction cost index on a quarterly basis for 1949 and 1950, based on information supplied by house builders and the Corporation's regional and local offices. The purpose of this new index is to bring out not only changes in building material costs and construction wage rates, but also changes in building efficiency which affects labour cost, and variations in builders'

overhead and profits. To throw light on the geographical variations, the index is compiled separately for each of the five major regions. At the beginning of the year a forecast of housing demand during 1950 was prepared, based on data obtained by the Corporation's regional and field offices in about 130 communities with populations of 5,000 and over. The results of this survey were included in "Private and Public Investment in Canada, Outlook 1950" tabled by the Minister of Trade and Commerce in Parliament on April 21, 1950.

Periodic publications of the Corporation released during the year included quarterly issues of "Housing in Canada", which summarizes all available data of substance on housing conditions. Several new statistical series were included in this publication: estimates of total new construction activity, by quarter, with the residential component shown separately; series on immigration to and emigration from Canada, by country of origin and destination; mortgage registrations and discharges in Greater Toronto and Ontario; single and multiple dwelling completions in Canada; distribution of workers employed in construction activity by the number of hours worked per week; labour income in the construction industry as compared with total labour income; sales of primary iron and steel shapes distributed according to the end use to which the material is put. In addition a section on Newfoundland was incorporated into each issue of "Housing in Canada", summarizing available data. Two other publications were the annual issue of "Mortgage Lending in Canada" and quarterly issues of "Housing Progress Abroad", containing both domestic and foreign statistics relating to housing and the credit situation. The Corporation continued its survey of starts and completions in cities and towns with populations of 5,000 and over, with the results supplemented by sample surveys of the Dominion Bureau of Statistics in smaller communities, published in the Bureau's monthly housing bulletins.

The study of residential real estate in Canada which represents a part of the Corporation's endeavour to fill gaps in the background knowledge of the economics of housing was completed during the year. The report is sponsored by the Corporation and is to be published by the University of Toronto Press, with the release of the book scheduled for spring, 1951.

Total expenditures for economic and related research involved $81,696, of which $72,997 was spent directly by the Corporation and $8,699 involved payments to Government departments.

Housing Design

Efforts were continued in 1950 to improve housing designs. Small house plans, which are made available to the public through the Corporation, were revised and improvements incorporated.

A number of architects across Canada were invited to prepare improved small house plans which would suit conditions in various parts of the country. As a result, 26 new small house plans were developed for distribution to the public.

That this activity continues to affect the standard of Canadian single family dwellings is evident from the fact that 7% of the houses financed by joint loans were constructed from plans made available through the Corporation.

Efforts are also being made to encourage improvement in multi-family dwelling design in both loaning operations and activity under Section 35 of the N. H. A. A study into the various types of multiple-family dwellings is continuing and should provide useful data for architects and builders in the development of improved multiple-family housing.

Housing Investigations

The Corporation sponsored an experimental local housing survey which was conducted by staff of the University of Toronto in an Ontario municipality. This was intended to develop a survey technique which could be used by any community in determining its own housing conditions and needs by door-to-door investigation. Such survey methods may be of particular use in substantiating a municipality's claims for the need for projects under the terms of Section 35 of the National Housing Act.

The three Rural Housing Committees in the Prairie provinces, the Maritimes and British Columbia have continued to receive the support of the Corporation. The B. C. Committee has published a bulletin on the lay-out of farmstead buildings. The Prairie Committee, through its research groups in the Universities of Manitoba, Saskatchewan and Alberta, has continued its work on the design of farm houses, on the water supply and hygiene of rural houses and on the requirements of housing in cold climates.

Building Research

Building research conducted by the Corporation is operational in character, and consists of investigations into the performance of materials, construction methods and mechanical equipment employed in the direct construction operations. This work is undertaken in conjunction with the Division of Building Research, National Research Council, which provides technical assistance and meets some of the research needs of the Corporation. The Division of Building Research has collaborated with the Corporation in its field investigations of foundation failures owing to soil conditions, flood damage, premature failures of exterior painting, performance of roofing materials, thermal insulants, heating equipment, domestic water conductors and domestic hot water heaters, in addition to the ex-

amination and assessment of unconventional building systems proposed for use in connection with Corporation lending operations.

On the basis of technical data, test reports and recorded field experience, the Corporation determines the eligibility of building products and practices for employment in the construction of housing being financed under the terms of the National Housing Act. These data are supplied by Corporation field staff, the Division of Building Research, the Department of Resources and Development, the Department of Public Works and other governmental and private agencies. The Corporation does not attempt to duplicate facilities available in either governmental or commercial testing laboratories but rather formulates its views from their findings and its own experience.

Minimum Building Standards for National Housing Act construction are also established by the Corporation. These standards are constantly under review to permit inclusion of new building methods or materials considered suitable for their intended purpose.

The Corporation assisted in the Building Code work of the National Research Council and the formulation of building product performance standards by the Canadian Government Specifications Board and the Canadian Standards Association.

Community Planning

As a means of aiding the development of community planning throughout Canada, a substantial grant was again made to the Community Planning Association of Canada, which has also raised money from its own membership and through grants from provincial governments. During the year this association conducted a number of regional conferences and also issued two monthly publications and a number of special reports such as those on new housing legislation and on the methods of land subdivision.

During the year a manual of Urban Mapping was published by the Corporation and arrangements made for its distribution through provincial officials and professional organizations. This manual may be of substantial assistance in systematizing the processes of survey preceding community planning. A report on Planning Legislation has also been completed and further steps have been taken for studies of planning procedures in collaboration with provincial authorities.

The Corporation has also continued to aid in the education of graduates wishing to enter the planning profession, grants for this purpose having been made to the Universities of McGill and British Columbia.

Information Services

Although some activities were expanded in 1950, the Corporation's

information programme followed closely the established pattern of previous years.

Corporation booklets designed to explain the facilities of the National Housing Act were revised and reprinted and new booklets were produced. More printed pieces were distributed to the public than in any other year. The popularity of the Corporation's small house design booklets was reflected in the distribution of 215,650 copies and record sales of 7,922 sets of working drawings.

Travelling exhibits were more widely displayed in 1950. The Corporation continued to co-operate with the National House Builders' Association and, with additional suitable outlets available, 21 appearances were made in major summer and fall exhibitions and Better Home Shows throughout Canada. The itinerary included Quebec, Montreal, Ottawa, Toronto, Winnipeg, Vancouver, New Westminster, Calgary, Regina, Edmonton, Saskatoon, London, Hamilton, Peterborough, Kitchener-Waterloo, Trois Rivières and Sherbrooke. While displays concentrated on illustrating basic points in sound house construction and good house design, thousands of Canadians also discussed their housing problems and plans with Corporation personnel at the exhibits.

In the field of audio-visual information, two sound and colour 16 mm films were produced and prints distributed. "Pride of Possession", a 17-minute film, tells the story of the home-ownership provisions of the National Housing Act and offers helpful advice to anyone building or buying a house. "On to Fortune", a 12-minute film, was produced to advertise the facilities available to new industry in the Ajax Development Project at Ajax, Ontario. Prints of this film were distributed in Canada and abroad.

More than 100 English and French daily and weekly newspapers carried out an important educational programme during the year using material supplied by the Corporation through its "Newspaper Feature Service." This service included articles on good house construction, matrices of house designs and the "N.H.A. Design-of-the-Month", a special feature illustrating the types of single-family dwellings being financed under N.H.A. While distribution was confined to newspapers requesting the service, the response was greater than in 1949 when the series was inaugurated. Reflecting more interest in housing generally, there was an increase in the volume of requests for photographs and for feature articles and material on financing and specific housing projects.

In radio, the Corporation co-operated with the Canadian Association of Broadcasters in providing, for member stations, a script on the National Housing Act with particular reference to the 1949 amendments. Assistance was also given to the Canadian Broadcasting Corporation in programming housing events of national interest. A monthly bulletin of housing infor-

mation for broadcasting purposes was discontinued and efforts were concentrated on assistance to individual radio stations as requested.

Special events included opening ceremonies at various veterans' rental housing projects throughout the country. Activity in this field was featured by a programme marking completion of the 5,000th unit to be constructed in Greater Montreal under the Rental Insurance Plan.

As in other years, the handling of a heavy volume of enquiries from the public was one of the main functions. The "Builders' Bulletin," a means of direct communication with the builders in Canada, was issued as required. A quarterly report on housing and community planning in Canada was again prepared for the Secretariat of the United Nations.

Expenditures in this field in 1950 amounted to $27,373.

ACCOUNTS

The Financial Statement of the Corporation covering the fiscal year ended December 31, 1950, consists of the Balance Sheet, with supporting Schedules of Real Estate and Loans, together with a Statement of Income and Expenditure and Reserve Fund Account for the year under review.

INCOME AND EXPENDITURE

Increases in lending operations under the National Housing Act have resulted in substantially increased interest revenues. Revenues from rented housing units operated have been in keeping with the comparatively small addition to acquisitions by way of construction during the year less sales of units formerly under rental.

Because of an increased number of housing units sold under deferred repayment terms, interest earned on Agreements for Sale has increased in 1950 by $424,361.14 over that reported in 1949.

COMPARATIVE STATEMENT OF INCOME AND EXPENDITURE

	1949		1950	
Gross Revenue—				
Interest on Loans Rentals Interest on Agreements for Sale Other Income		$17,006,128.91		$21,294,121.83
Less: Expenditures—				
Administration	$3,383,179.71		$4,000,260.89	
Maintenance and Depreciation of properties	7,697,587.22		9,814,939.27	
Interest on Borrowings	1,893,166.69		4,220,479.83	
Loss on Disposal of Real Estate and Other Assets		12,973,933.62	396,442.96	18,432,122.95
Net Income Transferred to Reserve Fund		$ 4,032,195.29		$ 2,861,998.88

Included in the above reported Income and Expenditure are figures covering operations of the following special projects:

	Revenue	*Expenditure*	*Loss*
Ajax Development	$ 275,515.73	$ 401,169.92	$125,654.19
Buckmaster's Field Hostel—St. John's, Nfld.	8,391.68	8,904.28	512.60
Deep River Village	245,562.12	*395,373.15	149,811.03
Hamilton Staff House	341,671.02	349,300.43	7,629.41
Laurentian Terrace	169,633.64	178,115.67	8,482.03
	$1,040,774.19	$1,332,863.45	$292,089.26
Deduct:			
*Subsidy Recoverable from Atomic Energy Control Commission re Deep River Village		99,000.00	99,000.00
	$1,040,774.19	$1,233,863.45	$193,089.26

BALANCE SHEET

Assets

Cash on hand consists in part of balances at field points and awaiting transfer to Head Office. Additional funds, as required, for lending and construction purposes are drawn from the Government of Canada under the borrowing provisions set out in the Central Mortgage and Housing Corporation Act and The National Housing Act, 1944.

Accounts receivable include balances owing by tenants on rental accounts, debts due from contractors and others, contribution accrued from National Research Council for operation of Deep River and miscellaneous charges.

The balance of $35,491.74 shown as due from the Minister of Resources and Development on Current Account represents the net difference between certain expenditures, recoverable under various sections of the Housing Acts and for Emergency Shelter operations, and recoveries from defaulting borrowers of payments made on Home Improvement Loan Guarantees.

All losses suffered during the year which are covered by guarantees and are recoverable from the Minister under the provisions of Section 25 of the Central Mortgage and Housing Corporation Act have been shown as a separate asset representing an account due from him after deducting therefrom any profits earned on similar transactions. Of these losses $454,371.21 was on account of losses on the sale of properties built by and taken over from Housing Enterprises of Canada Ltd.

These items are summarized as follows:

Losses on Joint Loans including those representing the Corporation's share		$61,199.97
Losses on sale of property in respect of direct loans under Sections 9 and 11 of The National Housing Act, 1944		464,639.16
		$525,839.13
Deduct:		
Profits from sales of property on terminated joint loans under The National Housing Act, 1944	$ 878.34	
Profits from land assembly transactions under Section 11B of The National Housing Act, 1944	$24,566.98	$25,445.32
		$500,393.81

Advances under the Integrated Housing Plan at the first floor joist stage of construction have been declining, as the use of this method of financing house construction for private builders has diminished.

The almost complete disposal of building materials acquired for free issue to contractors has reduced inventories of construction materials to $80,629.64 and only essential maintenance materials are now held at projects under administration. Inventories in the latter category total $141,257.77 to make a grand total as shown on the Balance Sheet of $221,887.41

Loan balances under the Housing Acts have increased by $78,411,092.09 from $76,948,957.47 to $155,360,049.56.

During 1950 the increasing volume of joint loans made desirable a revision in the detailed method of accounting with the lending institutions. As this change was made during the accounting period, the lending institutions were unable to report at the year-end the gross amount of advances and repayments in 1950. This information has, therefore, been shown in Appendix A-1 on a net basis instead of on gross figures as in previous years.

All the assets of Housing Enterprises of Canada Ltd. have been transferred to the Corporation and that company is no longer operating. Its shares, which were formerly carried on the Corporation's balance sheet as an investment, have been written off.

Balances due, including accrued interest under Agreements for Sale representing the unpaid portion of the purchase price upon housing units sold, have increased to $32,044,340.73 compared with $16,152,739.90 at the end of 1949.

Advances to Municipalities and others, representing financial assistance for the installation of services for Corporation-owned housing projects under construction programmes amounted in 1950 to $1,163,517.72. The

net balance outstanding on such advances after deducting repayments of annual instalments due in 1950 has been increased by $821,498.28 to a total of $2,541,295.40.

The Real Estate account has increased from $156,131,313.71 in 1949 to $156,830,759.52 at December 31, 1950, after providing for depreciation as shown by the schedule of Real Estate attached to the Balance Sheet. Depreciation on properties has been provided at the same rates as were used in 1949.

Construction expenditures for account of the Department of National Defence for erection of married quarters, schools, etc., and financed by borrowings under Section 34 of The National Housing Act, 1944, have increased to $41,114,685.84 as follows:

Balance as at December 31, 1949	$13,905,149.95
Expenditures during 1950	31,735,476.06
	$45,640,626.01
Less:	
Refunded by the Department of National Defence	$ 4,525,940.17
Net total expenditures	$41,114,685.84

Contractors' and other security deposits lodged with the Department of Finance represent Government bonds received and are held there for safekeeping until released to depositors.

The item of "Other Assets" shown in the Balance Sheet at $196,765.50 consists of prepaid expenses representing unexpired premiums on insurance and employees' surety bonds, prepayment to municipalities on account of agreements calling for grants in lieu of taxes, sundry recoverable deposits and travelling advances to employees.

Liabilities

Accounts payable and Sundry Accrued charges consist of the following items:

(1)	Debts currently owing for operating purposes	$ 110,410.51
(2)	Claims from contractors and suppliers for work completed to date and materials delivered	4,806,267.11
(3)	Advances from the Department of National Defence to finance special construction work	154,293.29
(4)	Sundry items, including rentals and taxes accrued but not due	327,944.95
		$5,398,915.86

"Contractors' Holdbacks and Deposits from Contractors and Others," amounting to $6,334,004.39 as disclosed in the Balance Sheet, is made up of the following:

(1)	Contractors' Holdbacks and Security Deposits.....	$5,547,901.94
(2)	Down payments held in trust for prospective buyers of houses built under the Integrated Plan.....	231,822.97
(3)	Refundable deposits from tenants.....	276,793.87
(4)	Sundry other deposits held in trust for future release.	277,485.61
		$6,334,004.39

Rents and other payments received in advance amounting to $1,542,187.00 represent prepaid rentals from tenants and receipts on account of sales which are in process but not fully completed.

Employees' Retirement Fund has increased by $16,307.29. New employees taken on strength contribute to this fund during their probationary period of employment. The account fluctuates as employees become contributors to Pension Fund membership.

"Reserve for Guaranteed Rentals" represents the net insurance premiums, including that portion prepaid and unearned, which is available, to meet future losses under Rental Insurance policies written under the authority of Section 8A of The National Housing Act, 1944, as amended in 1948.

Gross borrowings during 1950 under authority of Section 23 of the Central Mortgage and Housing Corporation Act for lending purposes were $72.5 million and under Section 34 of The National Housing Act, 1944, for construction purposes were $47 million. The latter included funds required for construction carried out for the Department of National Defence. No borrowings have been made to date under Section 35. Expenditures in respect thereof have totalled $876,211.87.

Total borrowings to date have been as follows:

(in millions)	Outstanding at December 31 (Excluding Accrued Interest) 1949	1950	Net Increase	Repayments 1950
Borrowings for the purpose of lending under the Housing Acts....	$ 54.5	$127.	$ 72.5	———
Borrowings for acquisition and construction of land and buildings.....	$101.	$146.46	$ 1.54	$45.46

The Unrealized Capital Surplus Account includes the unrealized portion of profits on sold houses built by the Corporation, together with the balance representing the uncollected part of sales of real estate acquired under Section 34 of The National Housing Act, 1944, and the capitalized value of real estate acquired from the same source and still held by the Corporation at December 31, 1950.

The changes in this account during the year under review are as follows:

Balance brought forward from December 31, 1949.....		$66,742,128.20
Add:		
Additional Surplus arising from sales of properties acquired under Section 34 of The National Housing Act, 1944.....	$6,746,284.91	
Unrealized profit on sales of Real Estate constructed on Corporation account...	30,856.76	6,777,141.67
		$73,519,269.87
Deduct:		
Cost to date of Permanent Improvements on houses sold.....	$1,527,784.13	
Proceeds from sales of properties acquired under Section 34 of the N.H.A., 1944, transferred to Reserve Fund.....	4,390,780.27	
Proceeds from sales of Corporation-owned Real Estate transferred to Income and Expenditure Account.....	545.02	5,919,109.42
Balance per Balance Sheet.....		$67,600,160.45

RESERVE FUND

The revenue operations of the Corporation for 1950 resulted in a net profit of $2,861,998.88 after provision for depreciation and application of profits and losses realized on the sales of Corporation-owned real estate. This sum has been transferred to the Reserve Fund as required by Section 31 of the Corporation Act.

The comparative changes in the Reserve Fund between January 1, 1949 and December 31, 1950, are as follows:

	1949	1950
Credit Balance, January 1	$ 5,000,000.00	$ 5,000,000.00
Add:		
Transfer from Income and Expenditure account for year	4,032,195.29	2,861,998.88
Proceeds from sale of properties acquired under Section 34 of The National Housing Act, 1944	2,535,357.33	4,390,780.27
	$11,567,552.62	$12,252,779.15
Deduct:		
Amount transferred to the credit of the Receiver-General	$ 6,567,552.62	$ 7,213,861.63
Adjustments to liquid assets acquired under Section 33 of The National Housing Act, 1944		38,917.52
	$ 6,567,552.62	$ 7,252,779.15
Credit balance	$ 5,000,000.00	$ 5,000,000.00

The sum of $7,213,861.63 has been remitted to the Receiver-General.

ORGANIZATION

During the year the organization was adapted to take care of increasing activities, additional responsibilities and further decentralization. In addition to a general expansion of Corporation business, special adjustments were needed in the organization when the Corporation assumed the management of the National Research Council housing development at Deep River in April and Defence Construction Limited in November.

The increase of trained personnel made it possible to meet the need of additional branch offices which were established during the year at Chicoutimi, Trois Rivières, Val d'Or, Kingston, Sarnia and Fort William.

There was further decentralization by transferring the responsibilities for the administration of sales agreements and direct loans to Regional Offices.

Arrangements were completed during the year for construction of a new Head Office building. The contract, amounting to $1,859,217, was awarded on October 23 and work is well under way. Completion of the building is expected at the beginning of 1952, although uncertainties in the supply of materials may influence the length of time required for construction.

At the end of 1950 there were five Regional Offices, 27 Branch Offices, six District Rental Offices and 79 Rental Sub-Offices.

STAFF

Because of the expansion which took place during the year, the regular staff increased by 173—from 1,609 on December 31, 1949, to 1,782 on December 31, 1950. The monthly average of part-time and casual employees throughout the year was reduced by 120—from 485 on December 31, 1949, to 365 on December 31, 1950.

The Board wishes to record its appreciation of the continuing efficiency and loyalty of the employees of the Corporation.

Yours very truly,

D. B. MANSUR,
President.

CENTRAL MORTGAGE AND HOUSING CORPORATION

FINANCIAL STATEMENTS

31st DECEMBER, 1950

CENTRAL MORTGAGE AND
BALANCE SHEET AS

ASSETS

Cash	$ 4,227,639.80
Accounts Receivable, less provision of $23,787.69 for bad debts	359,347.70
Due from the Minister of Resources and Development on Current Account	35,491.74
Due from the Minister of Resources and Development in respect of losses under the Housing Acts	500,393.81
Advances under the Integrated Housing Plan	392,759.65
Inventories of Construction and Maintenance Materials—at cost or at estimated realizable value, whichever is lower	221,887.41
Loans under the Housing Acts, including $568,403.46 accrued interest	155,360,049.56
Agreements for Sale, including $288,126.07 accrued interest	32,044,340.73
Advances to Municipalities and others on deferred repayment terms, including $10,782.89 accrued interest	2,541,295.40
Real Estate, at cost or at values placed by the Board of Directors on properties taken over under Section 34 of The National Housing Act, 1944, less provision of $8,275,242.18 for depreciation	156,830,759.52
Construction Expenditures for the Department of National Defence, financed by Corporation debentures	41,114,685.84
Office Furniture and Sundry Equipment, less provision of $237,458.42 for depreciation	243,688.12
Contractors' and other security deposits lodged with the Department of Finance	503,000.00
Other Assets	196,765.50
	$394,572,104.78

NOTE:—No provision has been made in the above Statement for possible losses in respect of joint loans made with lending institutions and guarantees and other commitments under the Housing Acts, which are the obligations of His Majesty under these Acts.

D. B. MANSUR, *President*

C. D. ARMITAGE, *Chief Accountant*

HOUSING CORPORATION
AT 31st DECEMBER, 1950

LIABILITIES

Accounts Payable and Sundry Accrued Charges	$ 5,398,915.86
Contractors' Holdbacks and Deposits from Contractors and Others	6,334,004.39
Payments received on uncompleted Agreements for Sale and Prepaid Rents	1,542,187.00
Employees' Retirement Fund	91,014.56
Reserve for Guaranteed Rentals	175,371.44
Due to the Receiver General under Section 31 of the Central Mortgage and Housing Corporation Act	7,213,861.63
Borrowings from the Government of Canada under Section 23 of the Central Mortgage and Housing Corporation Act, evidenced by debentures of the Corporation, including $949,510.27 accrued interest (for lending under the Housing Acts)	127,949,510.27
Borrowings from the Government of Canada under Section 34 of The National Housing Act, 1944, evidenced by debentures of the Corporation, including $1,806,624.68 accrued interest (for acquisition and construction of Real Estate)	148,267,079.18
Unrealized Capital Surplus, including Surplus arising from valuations of property acquired under Section 34, The National Housing Act, 1944	67,600,160.45
Capital: Authorized and paid up	25,000,000.00
Reserve Fund	5,000,000.00
	$394,572,104.78

AUDITORS' REPORT

To the Minister of Resources and Development, Ottawa.

We have examined the above Balance Sheet of Central Mortgage and Housing Corporation as at 31st December, 1950, and have received all the information and explanations we have required. We report that, in our opinion, it is properly drawn up so as to exhibit a true and correct view of the state of the Corporation's affairs as at that date, according to the best of our information, the explanations given to us and as shown by the books of the Corporation.

(Sgd.) JEAN VALIQUETTE, C.A.,
of the firm of
Anderson & Valiquette.

(Sgd.) WM. H. CAMPBELL, C.A.,
of the firm of Campbell,
Glendinning and Dever.

Ottawa, Canada—16th February, 1951.

CENTRAL MORTGAGE AND HOUSING CORPORATION
STATEMENT OF INCOME AND EXPENDITURE FOR THE YEAR ENDED 31st DECEMBER, 1950

INCOME:		
Interest earned on Loans under the Housing Acts	$ 3,590,266.89	
Less: Interest on borrowings from the Government of Canada for lending under the Housing Acts	2,451,512.85	$ 1,138,754.04
Property Rentals	16,349,315.13	
Less: Interest on borrowings from the Government of Canada for investment in completed properties	1,768,966.98	14,580,348.15
Other Income		
Interest earned on Agreements for Sale	1,126,791.58	
Miscellaneous	227,748.27	1,354,539.85
		17,073,642.04
EXPENDITURES:		
Administration:		
Salaries, Head Office and Branches	2,370,552.60	
Pension Fund, Retirement Fund, Group and Unemployment Insurance and Medical Examinations	546,896.60	
Directors' Fees and Expenses	7,825.35	
Auditors' Fees and Expenses	36,000.00	
Legal Expenses	16,949.20	
Office Supplies and Expenses	284,068.11	
Telephone and Telegraph	74,273.72	
Rental and Expenses of administrative premises	186,974.53	
Travel Expenses and use of employee-owned cars	269,731.04	
Information services, films and plans	59,194.82	
Depreciation on furniture and equipment	62,800.18	
Other Expenses	84,994.74	
Sub-Total	4,000,260.89	
Property Expenses:		
Operating Expenses of Special Projects	1,233,863.45	
Repairs and Maintenance of Properties	2,635,407.78	
Payments to Municipalities in lieu of taxes and for services	2,001,502.43	
Depreciation on Real Estate	3,944,165.65	
	9,814,939.31	13,815,200.20
		3,258,441.84
Deduct: Loss on disposal of assets through Crown Assets Disposal Corporation	60,857.69	
Loss on Sales of Corporation-Owned Real Estate	335,585.27	396,442.96
Balance transferred to Reserve Fund		$ 2,861,998.88

CENTRAL MORTGAGE AND HOUSING CORPORATION
RESERVE FUND

Credit Balance as at 31st December, 1949..	$5,000,000.00	
Add: Income less Expenditure for the year ended 31st December, 1950...	2,861,998.88	
Add: Proceeds from sales of properties acquired under Section 34 of the National Housing Act, 1944.....	4,390,780.27	$12,252,779.15
Deduct: Adjustment to net current assets acquired in 1948 under Section 33 of The National Housing Act, 1944	38,917.52	
Deduct: Amount transferred to the credit of the Receiver General.....	7,213,861.63	7,252,779.15
Credit Balance as at 31st December, 1950, as limited by Section 31 of the Central Mortgage and Housing Corporation Act.....		$ 5,000,000.00

CENTRAL MORTGAGE AND HOUSING CORPORATION
SCHEDULE OF LOANS UNDER THE HOUSING ACTS FOR THE YEAR ENDED 31st DECEMBER, 1950

	Balance 31st December, 1949						Balance 31st December, 1950	
	No. of Loans Out-standing	Value	No. of New Loans	Advances During 1950	No. of Loans Paid in Full	Repayments During 1950	No. of Loans Out-standing	Value
Joint Loans: (Corporation's Share)	48,764	$58,762,996.30		$53,602,312.13 (1)		$ 877,925.72 (1)	81,505	$111,487,382.71
Direct Loans:								
Limited Dividend Housing Companies	11	3,506,301.55	5	785,222.28	1	1,537,042.14	15	2,754,481.69
Loans under Section 31A	467	13,639,108.25	651	27,294,777.11	35	3,798,024.86	1,083	37,135,860.50
Mining, Lumbering, Logging and Fishing Industries	6	319,301.19	Nil	13,614.41	3	111,970.82	3	220,944.78
Loans under Section 29 of the C.M.H.C. Act	Nil	Nil	140	812,007.70	Nil	2,950.69	140	809,057.01
	484	17,464,710.99	796	28,905,621.50	39	5,449,988.51	1,241	40,920,343.98
Mortgages arising from Sales of Properties	116	480,545.26	284	2,151,153.03	5	247,778.88	395	2,383,919.41
GRAND TOTAL	49,364	$76,708,252.55		$84,659,086.66		$6,575,693.11	83,141	$154,791,646.10
							ADD: Accrued Interest	568,403.46
								$155,360,049.56

(1)—Net.

CENTRAL MORTGAGE AND HOUSING CORPORATION
AGREEMENTS FOR SALE—31st DECEMBER, 1950

	Balance 31st December, 1949		Sales and Other Charges During 1950		Repayments During 1950		Balance 31st December, 1950	
	No. of Agreements Outstanding	Value	No. of Sales	Value	No. of Agreements Paid in Full or Cancelled	Total Repayments	No. of Agreements Outstanding	Value
Total	5,914	$16,023,261.08	4,724	$21,351,617.72	219	$5,618,664.14	10,419	$31,756,214.66
ADD: Accrued Interest								288,126.07
								$32,044,340.73

CENTRAL MORTGAGE AND
SCHEDULE OF REAL ESTATE

	Balance 31st December, 1949		Additions During 1950	
	No. of Units	Book Value	No. of Units	Amount
Business Premises for Corporation Use	133	$ 206,114.56	27	$ 293,537.03
Constructed for Rental				
Warworkers' Houses	10,421	3,758,487.37	Nil	546,720.98
Servicemen's Houses:				
1947 Programme and prior—Completed	18,464	55,478,322.23	Nil	(86,322.23)
1948 Programme—Completed	7,643	50,061,650.00	773	6,865,421.28
—Under Construction	774	4,714,927.20	(765)	(4,669,496.43)
1949 Programme—Completed	446	2,899,115.00	3,036	19,734,000.00
—Under Construction	3,323	10,853,310.37	(2,419)	(5,637,834.94)
Multiple Dwellings Completed	623	5,000,724.85	Nil	254,996.12
Housing Acquired from Limited Dividend Companies:				
Single Houses	1,997	15,895,848.31	186	1,544,449.17
Garages	370		38	
Multiple Dwellings	1,143	8,278,875.37	Nil	1,645.30
Garages	232			
Over all Expenditures on Projects under Federal-Provincial Agreements—Under Construction	Nil	Nil	Nil	605,341.73
	45,436	156,941,260.70	849	19,158,920.98
Acquired Under Guarantee Agreements	149	1,445,116.46	167	514,268.52
Leasehold Properties				
Home Conversion Plan	1,192	986,048.20	10	Nil
Staff House—Hamilton	1	190,000.00	Nil	Nil
	1,193	1,176,048.20	10	Nil
Other Real Estate				
Vacant Land	Nil	1,117,781.46	Nil	247,977.99
Vacant Land—Federal-Provincial Projects	Nil	Nil	Nil	270,870.14
Sundry	207	601,945.48	654	36,208.26
	207	1,719,726.94	654	555,056.39
GRAND TOTALS	47,118	$161,488,266.86	1,707	$20,521,782.92

HOUSING CORPORATION

Appendix A-2

AS AT 31st DECEMBER, 1950

Dispositions During 1950		Balance 31st December, 1950			
No. of Units	Book Value	No. of Units	Book Value	Depreciation	Book Value after Depreciation
31	$ 31,227.00	129	$ 468,424.59	$ 23,331.10	$ 445,093.49
2,628	1,790,584.13	7,793	2,514,624.22	Nil	2,514,624.22
2,568	7,704,000.00	15,896	47,688,000.00	4,288,811.35	43,399,188.65
253	1,657,150.00	8,163	55,269,921.28	1,534,560.34	53,735,360.94
Nil	Nil	9	45,430.77	Nil	45,430.77
Nil	Nil	3,482	22,633,115.00	228,444.08	22,404,670.92
Nil	Nil	904	5,215,475.43	Nil	5,215,475.43
Nil	Nil	623	5,255,720.97	227,654.68	5,028,066.29
555 117	4,509,200.46	1,628 291	12,931,097.02	830,617.67	12,100,479.35
Nil	Nil	1,143 232	8,280,520.67	571,363.11	7,709,157.56
Nil	Nil	Nil	605,341.73	Nil	605,341.73
6,121	15,660,934.59	40,164	160,439,247.09	7,681,451.23	152,757,795.86
106	636,921.92	210	1,322,463.06	Nil	1,322,463.06
511	383,272.65	691	602,775.55	395,358.15	207,417.40
Nil	Nil	1	190,000.00	165,000.00	25,000.00
511	383,272.65	692	792,775.55	560,358.15	232,417.40
Nil	73,590.18	Nil	1,292,169.27	6,321.12	1,285,848.15
Nil	Nil	Nil	270,870.14	Nil	270,870.14
42	118,101.74	819	520,052.00	3,780.58	516,271.42
42	191,691.92	819	2,083,091.41	10,101.70	2,072,989.71
6,811	$16,904,048.08	42,014	$165,106,001.70	$8,275,242.18	$156,830,759.52

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PART I

NATIONAL HOUSING ACT OPERATIONS

TABLE 1

NET LOANS APPROVED UNDER THE DOMINION HOUSING ACT, 1935, THE NATIONAL HOUSING ACT, 1938, AND THE NATIONAL HOUSING ACT, 1944

October 1, 1935—December 31, 1950 (1)

Period and Housing Act	Number of Loans	Number of Housing Units	Amount ($000)
Dominion Housing Act, 1935:			
1935 (Oct. 1—Dec. 31)	73	97	514
1936	550	788	3,778
1937	1,311	1,817	7,524
1938 (Jan. 1—July 31)	1,149	2,197	7,803
Sub-Total	3,083	4,899	19,619
National Housing Act, 1938:			
1938 (Aug. 1—Dec. 31)	1,198	1,697	6,037
1939	4,315	5,973	19,142
1940	4,897	5,621	16,721
1941	4,370	4,323	13,508
1942	1,138	1,093	3,170
1943	1,721	1,721	5,454
1944	1,393	1,393	4,855
1945 (Jan. 1—Jan. 31) (2)	–407	–407	–1,368
Sub-Total	18,625	21,414	67,519
National Housing Act, 1944:			
1945 (Feb. 1—Dec. 31)	4,838	5,387	22,511
1946	7,341	11,827	55,951
1947	8,886	10,933	53,230
1948	15,313	18,776	104,291
1949	18,047	25,166	140,830
1950	34,440	42,756	289,223
Sub-Total	88,865	114,845	666,036
Total	110,573	141,158	753,174

(1) Annual figures represent the total number of approvals plus reinstatements and increases minus cancellations, decreases and withdrawals.

(2) In 1945 cancellations exceeded approvals under The National Housing Act, 1938.

TABLE 2—NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS, BY PROVINCE, 1950

Province	Population (000)	Net Loans Approved				Construction Progress of N.H.A. Units			
		Number of Loans	Number of Housing Units	Amount ($000)	Units per 1,000 Population	Number of Housing Units Under Construction as at December 31, 1949	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units Under Construction as at Dec. 31, 1950
Newfoundland	355	48	51	369	.14	—	32	12	20
Prince Edward Island	96	20	20	140	.21	3	23	8	18
Nova Scotia	658	504	558	3,526	.85	203	475	354	324
New Brunswick	522	340	348	2,450	.67	55	249	131	173
Quebec	3,976	7,994	13,980	85,686	3.51	3,484	10,093	7,988	5,589
Ontario	4,512	16,454	17,830	133,050	3.95	5,177	15,760	10,206	10,731
Manitoba	795	1,729	1,826	13,163	2.30	836	1,871	1,526	1,181
Saskatchewan	874	356	360	2,255	.41	131	390	195	326
Alberta	895	3,935	4,279	26,444	4.78	1,760	3,472	2,564	2,668
British Columbia	1,138	3,059	3,503	22,137	3.08	804	3,188	2,337	1,655
Yukon Territory	8	1	1	3	.12	—	—	—	—
CANADA (1)	13,829	34,440	42,756	289,223	3.09	12,453	35,553	25,321	22,685

(1)—Excludes the Northwest Territories. Gross loans approved during 1950 numbered 36,347 for 45,203 units amounting to $305,089,885; this volume was reduced by cancellations, reinstatements and other changes involving 1,907 loans for 2,447 units and $15,866,568 to yield net loans approved as shown above.

TABLE 3—NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS, BY MAJOR CITY (1), 1950

Area	Population (000)	Net Loans Approved				Construction Progress of N.H.A. Units			
		Number of Loans	Number of Housing Units	Amount ($000)	Units per 1,000 Population	Number of Housing Units under Construction as at Dec. 31, 1949	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at Dec. 31, 1950
Metropolitan Areas (2)									
Halifax	134	290	299	2,055	2.23	117	261	209	169
Hamilton	217	1,112	1,166	7,563	5.37	592	1,203	1,107	688
London	118	1,208	1,315	9,097	11.14	466	1,304	808	962
Montreal	1,505	6,090	11,614	70,743	7.72	2,897	8,352	6,831	4,418
Ottawa	258	1,178	2,017	14,000	7.82	420	906	581	745
Quebec	270	383	668	3,993	2.47	220	486	380	326
Saint John	72	41	43	315	.60	10	32	24	18
St. John's	57	28	31	226	.54	—	15	6	9
Toronto	1,064	7,297	7,543	61,331	7.09	1,680	5,944	3,527	4,097
Vancouver	558	2,308	2,681	17,036	4.80	379	1,423	1,014	788
Victoria	109	384	438	2,755	4.02	87	324	245	166
Windsor	159	593	688	5,128	4.33	95	678	376	397
Winnipeg	338	1,601	1,698	12,355	5.02	761	1,689	1,419	1,031
Sub-total	4,859	22,513	30,201	206,597	6.22	7,724	22,617	16,527	13,814
Other Major Cities									
Brantford	37	85	85	538	2.30	22	86	59	49
Calgary	112	1,622	1,716	10,771	15.32	479	1,547	1,122	904
Edmonton	149	1,836	2,092	13,120	14.04	1,120	1,662	1,290	1,492
Fort William	34	48	74	420	2.18	76	79	87	68
Kingston	33	131	145	1,024	4.39	44	129	78	95
Kitchener	43	333	333	2,285	7.74	123	351	314	160
Regina	72	134	135	900	1.88	60	156	66	150
St. Catharines	37	61	63	480	1.70	49	264	122	191
Saskatoon	54	123	125	814	2.31	30	130	77	83
Sherbrooke	51	113	171	997	3.35	28	190	144	74
Sudbury	47	102	102	766	2.17	32	113	70	75
Three Rivers	51	117	133	965	2.61	15	96	37	74
Sub-total	720	4,705	5,174	33,080	7.19	2,078	4,803	3,466	3,415
Other Areas	8,250	7,222	7,381	49,546	.89	2,651	8,133	5,328	5,456
CANADA	13,829	34,440	42,756	289,223	3.09	12,453	35,553	25,321	22,685

(1)—Major cities are municipalities with a population of 30,000 and over.
(2)—Includes a few dwelling units situated in parts of municipalities which cut across metropolitan boundaries but lie outside these areas.

TABLE 4—NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS, BY TYPE OF LOAN, 1950

Type of Loan	Net Loans Approved			Construction Progress of N.H.A. Units			
	Number of Loans	Number of Housing Units	Amount ($000)	Number of Housing Units Under Construction as at December 31, 1949	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units Under Construction as at Dec. 31, 1950
(a) N.H.A. 1944, Part I *Joint Loans for Home Owners* (basic):							
Owner-Occupancy	2,395	2,538	15,393	2,682	2,710	2,865	2,527
Integrated Housing	–513	–527	–3,374	1,005	37	694	348
For Sale	1,155	1,395	7,698	2,797	1,617	2,691	1,723
Sub-total	3,037	3,406	20,717	6,484	4,364	6,250	4,598
(b) N.H.A. 1944, Part I *Joint Loans for Home Owners* (with additional loan):							
Owner-Occupancy	7,714	8,028	56,659	623	6,403	3,328	3,698
Integrated Housing	1,462	1,463	10,223	575	1,074	1,126	523
For Sale	21,250	22,410	163,937	1,977	18,526	9,560	10,943
Sub-total	30,426	31,901	230,819	3,175	26,003	14,014	15,164
(c) N.H.A. 1944, Part II *Loans for Rental Purposes:*							
For Rent	349	2,774	13,185	847	2,005	1,156	1,696
Limited-Dividend Companies	4	94	379	16	177	116	77
Housing Enterprises	—	—	408	—	—	—	—
Primary Industries	1	8	56	—	8	—	8
Sub-total	354	2,876	14,028	863	2,190	1,272	1,781
(d) N.H.A. 1944, Section 31A *Direct Loans for Home Owners* (basic):							
Owner-Occupancy	108	95	509	63	93	90	66
Integrated Housing	–2	–4	–16	—	—	—	—
Co-operatives	1	29	159	—	29	—	29
Direct Loans for Home Owners (with additional loan):							
Owner-Occupancy	327	356	1,718	3	111	39	75
Direct Loans for Rental Purposes:							
For Rent	3	3	14	—	3	1	2
For Rental Insurance	183	4,091	21,261	1,865	2,758	3,655	968
Direct Loans for Rural Housing:							
Owner-Occupancy	3	3	14	—	2	—	2
Sub-total	623	4,573	23,659	1,931	2,996	3,785	1,142

TABLE 4
NET LOANS APPROVED AND CONSTRUCTION PROGRESS OF N.H.A. UNITS, BY TYPE OF LOAN, 1950—continued

Type of Loan	Net Loans Approved			Construction Progress of N.H.A. Units			
	Number of Loans	Number of Housing Units	Amount ($000)	Number of Housing Units under Construction as at December 31, 1949	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at Dec. 31, 1950
(e) N.H.A. 1944, Parts I, II and Section 31A *Joint and Direct Loans for Home Owners and Rental Purposes:*							
Owner-Occupancy	10,544	11,017	74,279	3,371	9,317	6,322	6,366
Integrated Housing	947	932	6,833	1,580	1,111	1,820	871
For Sale	22,405	23,805	171,635	4,774	20,143	12,251	12,666
Co-operatives	1	29	159	—	29	—	29
For Rent	352	2,777	13,199	847	2,008	1,157	1,698
For Rental Insurance	183	4,091	21,261	1,865	2,758	3,655	968
Limited-Dividend Companies	4	94	379	16	177	116	77
Housing Enterprises	—	—	408	—	—	—	—
Primary Industries	1	8	56	—	8	—	8
Rural Housing	3	3	14	—	2	—	2
Total	34,440	42,756	289,223	12,453	35,553	25,321	22,685

TABLE 5—NET DIRECT LOANS APPROVED FOR HOME OWNERSHIP, BY LOCALITY, 1950

Locality	Part I, Section 31A Home Ownership			Part III, Section 31A Rural Housing		
	No. of Loans	No. of Units	Amount ($000)	No. of Loans	No. of Units	Amount ($000)
Metropolitan Areas						
Halifax	—	—	—	—	—	—
Hamilton	—	—	—	—	—	—
London	—	—	—	—	—	—
Montreal	4	4	22	—	—	—
Ottawa	5	33	180	—	—	—
Quebec	2	2	11	—	—	—
Saint John	—	—	—	—	—	—
St. John's	1	1	8	—	—	—
Toronto	37	37	207	—	—	—
Vancouver	3	3	19	—	—	—
Victoria	—	—	—	—	—	—
Windsor	—	—	—	—	—	—
Winnipeg	—	—	—	—	—	—
Sub-total	52	80	447	—	—	—
Other Major Cities						
Brantford	2	2	11	—	—	—
Calgary	—	—	—	—	—	—
Edmonton	—	—	—	—	—	—
Fort William	—	—	—	—	—	—
Kingston	—	—	—	—	—	—
Kitchener	—	—	—	—	—	—
Regina	—	—	—	—	—	—
St. Catharines	—	—	—	—	—	—
Saskatoon	—	—	—	—	—	—
Sherbrooke	—	—	—	—	—	—
Sudbury	—	—	—	—	—	—
Three Rivers	—	—	—	—	—	—
Sub-total	2	2	11	—	—	—
Other Localities						
Alliston, Ont.	1	1	6	—	—	—
Amos, P.Q.	15	15	85	—	—	—
Amqui, P.Q.	1	1	4	—	—	—
Andrew, Alta	1	1	4	—	—	—
Ardrossan, Alta.	—	—	—	1	1	5
Asbestos, P.Q.	1	1	6	—	—	—
Assiniboia, Sask.	2	2	9	—	—	—
Atikokan, Ont.	1	1	6	—	—	—
Aubrey, P.Q.	1	1	5	—	—	—
Augusta Twp., Ont.	1	1	4	—	—	—
Ayr, Ont.	1	1	6	—	—	—
Bagotville, P.Q.	1	1	6	—	—	—
Baie des Sables, P.Q.	1	1	3	—	—	—
Bancroft, Ont.	1	1	6	—	—	—
Barrhead, Alta.	2	2	8	—	—	—
Barry's Bay, Ont.	1	1	4	—	—	—
Bashaw, Alta.	-1	-1	-4	—	—	—
Bathurst, N.B.	1	1	7	—	—	—

TABLE 5—NET DIRECT LOANS APPROVED FOR HOME OWNERSHIP, BY LOCALITY, 1950—continued

Locality	Part I, Section 31A Home Ownership			Part III, Section 31A Rural Housing		
	No. of Loans	No. of Units	Amount ($000)	No. of Loans	No. of Units	Amount ($000)
Other Localities						
Beauceville, P.Q.	6	6	27	—	—	—
Beauharnois, P.Q.	26	26	116	—	—	—
Beauvallon, Alta	1	1	4	—	—	—
Bedford, P.E.I.	1	1	5	—	—	—
Beloeil, P.Q.	1	1	5	—	—	—
Black Lake, P.Q.	1	1	4	—	—	—
Bluewater, Ont.	–4	–4	–14	—	—	—
Borden, P.E.I.	1	1	6	—	—	—
Botwood, Nfld.	1	1	4	—	—	—
Brantford Twp., Ont.	1	1	6	—	—	—
Bredenbury, Sask.	1	1	2	—	—	—
Campbell River, B.C.	3	3	18	—	—	—
Campbell's Bay, P.Q.	–1	–1	–4	—	—	—
Campbellton, N.B.	1	1	5	—	—	—
Canora, Sask.	2	2	9	—	—	—
Cap-de-la-Madeleine, P.Q.	2	3	13	—	—	—
Cardinal, Ont.	1	1	5	—	—	—
Carleton Place, Ont.	1	1	6	—	—	—
Carleton-sur-Mer, P.Q.	1	1	4	—	—	—
Carrot River, Sask.	1	1	6	—	—	—
Chapleau, Ont.	2	2	10	—	—	—
Charny, P.Q.	1	1	6	—	—	—
Chateauguay, P.Q.	1	1	4	—	—	—
Churchill, Man.	2	2	11	—	—	—
Claresholm, Alta.	1	1	4	—	—	—
Cloverdale, B.C.	1	1	5	—	—	—
Cookshire, P.Q.	1	1	7	—	—	—
Cut Knife, Sask.	1	1	6	—	—	—
Danville, P.Q.	1	1	6	—	—	—
Desbiens, P.Q.	1	1	4	—	—	—
Devon, Alta.	93	93	405	—	—	—
Digby, N.S.	1	1	3	—	—	—
Dolbeau, P.Q.	1	2	7	—	—	—
Donnelly, Alta.	6	6	32	—	—	—
Duparquet, P.Q.	3	3	12	—	—	—
Duparquet Twp., P.Q.	3	3	12	—	—	—
East Broughton, P.Q.	2	2	12	—	—	—
East Florenceville, P.Q.	1	1	6	—	—	—
Elk Point, Alta.	1	1	5	—	—	—
Elrose, Alta.	1	1	4	—	—	—
Espanola, Ont.	1	1	5	—	—	—
Estevan, Sask.	1	1	6	—	—	—
Eston, Sask.	1	1	6	—	—	—
Fergus, Ont.	1	1	4	—	—	—
Fruitvale, B.C.	1	1	5	—	—	—
Glenavon, Sask.	1	1	4	—	—	—
Grande Riviere, P.Q.	1	1	4	—	—	—
Grandes Bergeronnes, P.Q.	1	1	6	—	—	—
Grand Valley, Ont.	1	1	5	—	—	—
Grenfell, Sask.	2	2	11	—	—	—
Hanna, Alta.	—	—	1	—	—	—

TABLE 5—NET DIRECT LOANS APPROVED FOR HOME OWNERSHIP, BY LOCALITY, 1950—continued

Locality	Part I, Section 31A Home Ownership			Part III, Section 31A Rural Housing		
	No. of Loans	No. of Units	Amount ($000)	No. of Loans	No. of Units	Amount ($000)
Other Localities						
Harbour Grace, Nfld.	1	1	4	—	—	—
Hawkesbury, Ont.	2	2	12	—	—	—
Headingly, Ont.	1	1	6	—	—	—
Hemmingford, P.Q.	-1	-1	-6	—	—	—
Hope, B.C.	1	1	6	—	—	—
Humboldt, Sask.	6	6	29	—	—	—
Huntingdon, P.Q.	1	1	6	—	—	—
Joliette, P.Q.	8	18	75	—	—	—
Kamsack, Sask.	1	1	5	—	—	—
Kelvington, Sask.	1	1	5	—	—	—
Killam, Alta.	1	1	4	—	—	—
Kipling, Sask.	2	2	10	—	—	—
Lac la Biche, Alta.	2	2	10	—	—	—
Lambton, P.Q.	1	1	5	—	—	—
Lamont, Alta.	1	1	4	—	—	—
L'Ancienne Lorette, P.Q.	6	6	33	—	—	—
L'Annonciation, P.Q.	1	1	6	—	—	—
La Sarre, P.Q.	1	1	6	—	—	—
L'Ascension (Lac St. Jean Co.), P.Q.	-1	-1	-3	—	—	—
La Tuque, P.Q.	2	3	13	—	—	—
Lloydminster, Alta.	4	4	20	—	—	—
Lockport, N.S.	1	1	4	—	—	—
Lucknow, Ont.	1	1	5	—	—	—
Lumsden Beach, Alta.	1	1	5	—	—	—
Magog, P.Q.	2	2	11	—	—	—
Maple Ridge, B.C.	1	1	4	—	—	—
Marwayne, Alta.	1	1	4	—	—	—
Matane, P.Q.	1	1	6	—	—	—
Matheson, Ont.	1	1	7	—	—	—
Meadow Lake, Sask.	2	2	9	—	—	—
Melfort, Sask.	2	2	12	—	—	—
Mont-Laurier, P.Q.	3	3	15	—	—	—
Mont-Rolland, P.Q.	1	1	4	—	—	—
Mount Stewart, P.E.I.	—	—	—	1	1	3
Newellton, N.S.	1	1	3	—	—	—
Nipawin, Sask.	2	2	10	—	—	—
Nitro, P.Q.	1	1	4	—	—	—
North Battleford, Sask.	5	5	32	—	—	—
North Bay, Ont.	1	1	6	—	—	—
N.D.-de-la-Presentation-d'Almaville, P.Q.	2	2	9	—	—	—
Notre-Dame du Sacre-Coeur, P.Q.	1	1	3	—	—	—
Otterburn Park, P.Q.	1	1	6	—	—	—
Oyama, B.C.	2	2	11	—	—	—
Parkhill, Ont.	1	1	7	—	—	—
Picture Butte, Alta.	—	—	—	1	1	5
Plantagenet, Ont.	1	1	5	—	—	—
Plaster Rock, N.B.	1	1	3	—	—	—
Plessisville, P.Q.	1	1	6	—	—	—

TABLE 5—NET DIRECT LOANS APPROVED FOR HOME OWNERSHIP, BY LOCALITY, 1950—continued

Locality	Part I, Section 31A Home Ownership			Part III, Section 31A Rural Housing		
	No. of Loans	No. of Units	Amount ($000)	No. of Loans	No. of Units	Amount ($000)
Other Localities						
Port Alfred, P.Q.	1	1	6	—	—	—
Port Sydney, Ont.	1	1	6	—	—	—
Quesnel, B.C.	1	1	6	—	—	—
Richibucto, N.B.	1	1	5	—	—	—
Rigaud, P.Q.	—	—	1	—	—	—
River de Chute, N.B.	1	1	4	—	—	—
Riviere Malbaie, P.Q.	1	1	6	—	—	—
Roberval, P.Q.	1	1	3	—	—	—
Rockland, Ont.	1	1	5	—	—	—
Rosemere, P.Q.	1	1	5	—	—	—
St. Albert, Alta.	1	1	6	—	—	—
St-Basile-le-Grand, P.Q.	1	1	5	—	—	—
St-Bruno (Lac St-Jean Co.), P.Q.	2	2	10	—	—	—
St-Bruno de Montarville, P.Q.	1	1	6	—	—	—
St-Calixte, P.Q.	1	1	4	—	—	—
St-Clement-de-Beauharnois, P.Q.	1	1	4	—	—	—
Ste-Adele, P.Q.	1	1	4	—	—	—
Ste-Marguerite (Terrebonne Co.), P.Q.	1	1	4	—	—	—
St-Eustache, P.Q.	1	1	6	—	—	—
St-Eustache-sur-le-Lac, P.Q.	2	2	11	—	—	—
St-Hyacinthe, P.Q.	2	2	10	—	—	—
St-Joseph (Richelieu Co.), P.Q.	2	2	11	—	—	—
St-Joseph-de-la-Riviere Bleue, P.Q.	-1	-1	-4	—	—	—
St-Jovite, P.Q.	1	1	6	—	—	—
St-Leonard-d'Aston, P.Q.	1	1	6	—	—	—
St-Marcel, P.Q.	1	1	3	—	—	—
St-Polycarpe (Soulanges Co.), P.Q.	1	1	5	—	—	—
St-Romuald d'Etchemin, P.Q.	1	1	6	—	—	—
Shawinigan Falls, P.Q.	3	3	13	—	—	—
Shipton, P.Q.	1	1	6	—	—	—
Snow Lake, Man.	1	1	3	—	—	—
Sorel, P.Q.	3	3	16	—	—	—
South Dumfries, Ont.	1	1	4	—	—	—
South Ohio, N.S.	1	1	3	—	—	—
Spalding, Sask.	1	1	6	—	—	—
Squamish, B.C.	-1	-1	-4	—	—	—
Stanhope, P.Q.	-1	-1	-4	—	—	—
Stellarton, N.S.	1	1	5	—	—	—
Steveston, B.C.	1	1	6	—	—	—
Strathcona, Alta.	—	—	—	1	1	6
Terrebonne, P.Q.	1	1	6	—	—	—
Tracadie, N.B.	1	1	5	—	—	—
Twin Butte, Alta.	—	—	—	-1	-1	-5
Unity, Sask.	4	4	20	—	—	—
Val d'Or, P.Q.	-2	-4	-16	—	—	—
Valleyfield, P.Q.	17	20	93	—	—	—

TABLE 5—NET DIRECT LOANS APPROVED FOR HOME OWNERSHIP, BY LOCALITY, 1950—continued

Locality	Part I, Section 31A Home Ownership			Part III, Section 31A Rural Housing		
	No. of Loans	No. of Units	Amount ($000)	No. of Loans	No. of Units	Amount ($000)
Other Localities						
Varennes, P.Q.	2	2	12	—	—	—
Venice, P.Q.	1	1	5	—	—	—
Vermillion, Alta.	3	3	15	—	—	—
Vermillion Mun., Alta.	1	1	5	—	—	—
Viking, Alta.	1	1	4	—	—	—
Ville-Marie, P.Q.	6	6	36	—	—	—
Vilna, Alta.	1	1	5	—	—	—
Wainwright, Alta.	4	4	20	—	—	—
Waterloo, P.Q.	2	2	11	—	—	—
Watrous, Sask.	2	2	11	—	—	—
West Lorne, Ont.	1	1	6	—	—	—
Whitehorse, Yukon	1	1	3	—	—	—
Williams Lake, B.C.	1	1	6	—	—	—
Willingdon, Alta.	1	1	5	—	—	—
Woodlands, P.Q.	1	1	5	—	—	—
Sub-total	380	394	1,912	3	3	14
Total	434	476	2,370	3	3	14

TABLE 6—NET DIRECT LOANS APPROVED FOR RENTAL PURPOSES, BY LOCALITY, 1950

Locality	Section 31A						Section 9 Limited Dividend Companies			Section 9A		
	Rental Purposes			Rental Insurance						Primary Industries		
	No. of Loans	No. of Units	Amount ($000)	No. of Loans	No. of Units	Amount ($000)	No. of Loans	No. of Units	Amount ($000)	No. of Loans	No. of Units	Amount ($000)
Metropolitan Areas												
Halifax	—	—	—	—	—	—	—	—	—	—	—	—
Hamilton	—	—	—	—	—	—	—	—	—	—	—	—
London	—	—	—	2	64	362	—	—	408	—	—	—
Montreal	—	—	—	159	3,159	15,819	—	—	—	—	—	—
Ottawa	—	—	—	15	622	3,507	—	—	—	—	—	—
Quebec	—	—	—	—	—	—	—	—	—	—	—	—
Saint John	—	—	—	—	—	—	—	—	—	—	—	—
St. John's	—	—	—	—	—	—	—	—	—	—	—	—
Toronto	—	—	—	1	48	328	—	—	—	—	—	—
Vancouver	—	—	—	1	32	164	1	12	25	—	—	—
Victoria	—	—	—	—	—	—	—	—	—	—	—	—
Windsor	—	—	—	1	96	693	—	—	—	—	—	—
Winnipeg	—	—	—	—	—	—	—	—	—	—	—	—
Sub-total	—	—	—	179	4,021	20,873	1	12	433	—	—	—
Other Major Cities												
Brantford	—	—	—	—	—	—	—	—	—	—	—	—
Calgary	—	—	—	—	—	—	—	—	—	—	—	—
Edmonton	—	—	—	—	–6	–26	—	—	—	—	—	—
Fort William	—	—	—	—	—	—	—	—	—	—	—	—
Kingston	—	—	—	—	—	—	—	—	—	—	—	—
Kitchener	—	—	—	—	—	—	—	—	—	—	—	—
Regina	—	—	—	—	—	—	—	—	—	—	—	—
St. Catharines	—	—	—	—	—	—	—	—	—	—	—	—
Saskatoon	—	—	—	—	—	—	—	—	—	—	—	—
Sherbrooke	—	—	—	—	—	—	—	—	—	—	—	—
Sudbury	—	—	—	—	—	—	—	—	—	—	—	—
Three Rivers	—	—	—	1	14	70	—	—	—	—	—	—
Sub-total	—	—	—	1	8	44	—	—	—	—	—	—
Other Localities												
Bathurst, N.B	1	1	4	—	—	—	—	—	—	—	—	—
Digby, N.S	—	—	—	1	10	43	—	—	—	—	—	—
Donnelly, Alta	1	1	5	—	—	—	—	—	—	—	—	—
Granby, P.Q	—	—	—	1	12	48	—	—	—	—	—	—
Lakefield, Ont	—	—	—	—	—	—	—	—	—	1	8	56
Melfort, Sask	1	1	5	—	—	—	—	—	—	—	—	—
Owen Sound, Ont	—	—	—	—	—	—	1	40	180	—	—	—
Trafalgar Twp., Ont	—	—	—	1	40	253	1	10	64	—	—	—
Yarmouth, N.S	—	—	—	—	—	—	1	32	110	—	—	—
Sub-total	3	3	14	3	62	344	3	82	354	1	8	56
Total	3	3	14	183	4,091	21,261	4	94	787	1	8	56

TABLE 7
NET LOANS APPROVED, BY TYPE OF HOUSE, 1950

Type of House	Number of Housing Units	Amount ($000)
Single family—1-storey	16,666	115,214
Single family—1½-storeys	10,761	80,761
Single family—2-storeys	3,156	26,619
Sub-Total	30,583	222,593
Semi-detached	1,438	11,103
Duplex	1,644	8,568
Triplex	247	1,092
Double duplex	2,957	16,924
Row house	80	558
Apartment building	5,808	28,495
Other	−1	−110
Sub-Total	12,173	66,630
Total	42,756	289,223

TABLE 8
NET LOANS APPROVED, BY SIZE OF LOAN, 1950

Size of Loan	For Home Owners N.H.A. 1944 Part I and Section 31A Number of Housing Units	For Rental Purposes N.H.A. 1944 Part II and Section 31A Number of Housing Units	For Rural Housing N.H.A. 1944 Section 31A Number of Housing Units	Total Number of Housing Units
Less than $3,000	26	82	—	108
$3,000—$3,499	65	208	1	274
$3,500—$3,999	61	240	—	301
$4,000—$4,499	390	799	—	1,189
$4,500—$4,999	512	2,170	1	2,683
$5,000—$5,499	2,498	1,725	1	4,224
$5,500—$5,999	3,516	463	—	3,979
$6,000—$6,499	4,585	712	—	5,297
$6,500—$6,999	4,252	403	—	4,655
$7,000—$7,499	5,849	166	—	6,015
$7,500—$7,999	4,150	1	—	4,151
$8,000—$8,499	3,178	–4	—	3,174
$8,500—$8,999	2,848	6	—	2,854
$9,000 and over	3,856	–4	—	3,852
Total	35,786	6,967	3	42,756

TABLE 9
NET RENTAL INSURANCE PROJECTS APPROVED, BY PROVINCE, 1950

Province	Number of Projects	Number of Units	Total Estimated Costs ($000)	Average Floor Area (Sq. Ft.)	Average Number of Standard Rooms	Maximum Annual Rent ($000)
Newfoundland	—	—	—	—	—	—
Prince Edward Island	—	—	—	—	—	—
Nova Scotia	1	10	50	820	4.0	6
New Brunswick	—	—	—	—	—	—
Quebec	18	1,659	11,656	967	4.5	1,243
Ontario	26	1,942	15,100	884	3.8	1,758
Manitoba	1	6	74	1,018	4.2	5
Saskatchewan	—	—	—	—	—	—
Alberta	1	539	3,882	843	3.6	493
British Columbia	7	155	1,048	824	3.6	139
CANADA	54	4,311	31,810	909	4.0	3,644

TABLE 10

COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURES, DIRECT HOUSING OPERATIONS, APRIL 1, 1941 — DECEMBER 31, 1950

Year	Projects	Completed Construction		Actual Expenditures			
		Housing Units (Number)	Supplementary Buildings (Number)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)
1941 (April 1—December 31)	13	1,666	4	7,863	463	2,364	10,690
1942	29	7,635	74	21,721	2,794	5,914	30,429
1943	20	6,326	113	16,938	7,712	5,497	30,147
1944	3	1,591	51	4,858	2,585	1,927	9,370
1945	23	1,556	5	9,561	225	969	10,755
1946	63	6,997	9	34,314	47	2,179	36,540
1947	88	5,421	9	26,701	21	1,893	28,615
1948	87	6,934	8	49,180	39	4,165	53,384
1949	78	7,804	4	38,635	160	5,233	44,028
1950 (1)	42	3,841	3	12,945	168	4,347	17,460
Total	452	49,771	280	222,716	14,214	34,488	271,418

(1) Expenditures in 1950 include $1,148,000 for land improvements and services recoverable from municipalities. An additional amount of $2,113,000 was also expended on permanent improvements on projects constructed in previous years.

TABLE 11

APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY PROVINCE, 1950

Province	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1949 (1) ($000)	Approved during 1950 ($000)	Unexpended as of Dec. 31, 1950 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total (2) ($000)	Number of Housing Units under Construction as at December 31, 1949	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1950
Newfoundland	119	—	17	102	—	—	102	50	—	50	—
Prince Edward Island	3	–17	–9	–7	—	2	–5	—	—	—	—
Nova Scotia	–105	689	26	267	—	291	558	66	—	66	—
New Brunswick	1,390	114	993	275	—	236	511	166	—	166	—
Quebec	5,909	–500	1,998	3,210	—	201	3,411	754	420	754	420
Ontario	8,650	1,623	6,233	3,059	126	855	4,040	1,055	93	1,073	75
Manitoba	3,377	–654	1,138	1,380	—	205	1,585	582	—	582	—
Saskatchewan	2,455	–419	825	1,031	—	180	1,211	288	89	284	93
Alberta	3,035	–349	1,193	1,256	3	234	1,493	346	130	367	109
British Columbia	7,295	365	4,254	2,372	39	995	3,406	424	291	499	216
CANADA	32,128	852	16,668	12,945	168	3,199	16,312	3,731	1,023	3,841	913

(1) Revised to exclude unexpended balances for construction completed prior to 1949.

(2) In addition to the above expenditures, $1,148,000 expended during 1950 for land improvements and services is recoverable from municipalities. An additional amount of $2,113,000 was also expended during 1950 on permanent improvements on projects constructed in previous years.

TABLE 12—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1950

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1949 ($000)	Approved during 1950 ($000)	Unexpended as of Dec. 31, 1950 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1949	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1950
Metropolitan Areas											
Halifax	–96	649	29	267	—	257	524	66	—	66	—
Hamilton	143	–71	40	4	—	28	32	—	—	—	—
London	—	—	—	—	—	—	—	—	—	—	—
Montreal	5,036	–360	1,961	2,574	—	141	2,715	540	420	540	420
Ottawa	333	2,082	2,209	58	119	29	206	23	—	23	—
Quebec	—	—	—	—	—	—	—	—	—	—	—
Saint John	739	243	521	261	—	200	461	166	—	166	—
St. John's	120	—	18	102	—	—	102	50	—	50	—
Toronto	—	—	—	—	—	—	—	—	—	—	—
Vancouver	6,768	228	4,104	2,029	39	824	2,892	312	291	387	216
Victoria	412	–29	–13	310	—	86	396	100	—	100	—
Windsor	1,070	–590	210	193	7	70	270	128	—	128	—
Winnipeg	3,161	–604	985	1,379	—	193	1,572	582	—	582	—
Sub-Total	17,686	1,548	10,064	7,177	165	1,828	9,170	1,967	711	2,042	636
Other Major Cities											
Brantford	302	–92	48	148	—	14	162	48	—	48	—
Calgary	590	—	498	46	3	43	92	78	—	78	—
Edmonton	1,622	–225	340	929	—	128	1,057	147	130	168	109
Fort William	297	–55	73	135	—	34	169	100	—	100	—
Kingston	—	—	—	—	—	—	—	—	—	—	—
Kitchener	—	—	—	—	—	—	—	—	—	—	—
Regina	1,362	–287	201	765	—	109	874	163	89	159	93
St. Catharines	342	—	341	—	—	1	1	—	—	—	—
Saskatoon	652	—	416	209	—	27	236	100	—	100	—
Sherbrooke	–1	—	2	–3	—	—	–3	—	—	—	—
Sudbury	—	—	—	—	—	—	—	—	—	—	—
Three Rivers	—	—	—	—	—	—	—	—	—	—	—
Sub-Total	5,166	–659	1,919	2,229	3	356	2,588	636	219	653	202

TABLE 12.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1950.—Continued

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1949 ($000)	Approved during 1950 ($000)	Unexpended as of Dec. 31, 1950 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1949	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1950
Other Localities											
Ajax, Ont.	749	933	958	528	—	196	724	201	—	201	—
Amherst, N.S.	9	—	3	2	—	4	6	—	—	—	—
Arnprior, Ont.	13	-11	1	1	—	—	1	—	—	—	—
Aylmer, P.Q.	128	-81	4	1	—	42	43	—	—	—	—
Barrie, Ont.	205	-30	40	130	—	5	135	50	—	50	—
Belleville, Ont.	373	-63	38	241	—	31	272	100	—	100	—
Bracebridge, Ont.	17	-15	1	1	—	—	1	—	—	—	—
Brandon, Man.	193	-35	150	—	—	8	8	—	—	—	—
Brockville, Ont.	60	-42	22	1	—	-5	-4	—	—	—	—
Campbellton, N.B.	-1	-10	-11	—	—	—	—	—	—	—	—
Charlottetown, P.E.I.	3	-18	-9	-7	—	1	-6	—	—	—	—
Chesley, Ont.	9	-7	1	1	—	—	1	—	—	—	—
Chicoutimi, P.Q.	237	10	9	224	—	14	238	56	—	56	—
Cobourg, Ont.	37	-23	2	3	—	9	12	—	—	—	—
Cochrane, Ont.	9	—	7	—	—	2	2	—	—	—	—
Collingwood, Ont.	153	-98	31	14	—	10	24	12	—	12	—
Courtenay, B.C.	34	-24	2	—	—	8	8	—	—	—	—
Cowansville, P.Q.	4	—	2	—	—	2	2	—	—	—	—
Cranbrook, B.C.	40	-16	14	1	—	9	10	12	—	12	—
Deep River, Ont.	—	808	424	352	—	32	384	—	75	—	75
Dryden, Ont.	5	-4	-4	—	—	5	5	—	—	—	—
Englehart, Ont.	22	—	19	—	—	3	3	—	—	—	—
Essex, Ont.	31	-21	8	1	—	1	2	—	—	—	—
Farnham, P.Q.	42	—	7	28	—	7	35	30	—	30	—
Fergus, Ont.	37	-30	4	3	—	—	3	—	—	—	—

TABLE 12.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1950.—Continued

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1949 ($000)	Approved during 1950 ($000)	Unexpended as of Dec. 31, 1950 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1949	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1950
Other Localities											
Fort Erie, Ont.	1	4	4	1	—	—	1	—	—	—	—
Fort Frances, Ont.	98	−10	38	47	—	3	50	25	—	25	—
Fredericton, N.B.	388	−120	219	13	—	36	49	—	—	—	—
Galt, Ont.	284	−30	132	100	—	22	122	50	—	50	—
Gravenhurst, Ont.	—	—	−1	—	—	1	1	—	—	—	—
Guelph, Ont.	403	−72	130	174	—	27	201	32	18	50	—
Hespeler, Ont.	18	−15	—	1	—	2	3	—	—	—	—
Kamloops, B.C.	45	−19	10	5	—	11	16	—	—	—	—
Kamsack, Sask.	58	−14	18	23	—	3	26	25	—	25	—
Kelowna, B.C.	—	—	−1	—	—	1	1	—	—	—	—
Kenora, Ont.	76	—	71	—	—	5	5	—	—	—	—
Kimberley, B.C.	−38	—	−41	—	—	3	3	—	—	—	—
Lake Cowichan, B.C.	−213	—	−218	4	—	1	5	—	—	—	—
Larder Lake, Ont.	53	—	51	—	—	2	2	—	—	—	—
Leduc, Alta.	23	−13	6	1	—	3	4	—	—	—	—
Lethbridge, Alta.	262	−25	163	59	—	15	74	46	—	46	—
Lindsay, Ont.	220	—	219	—	—	1	1	—	—	—	—
Lloydminster, Sask.	26	−23	6	−10	—	7	−3	—	—	—	—
McGarry, Ont.	362	—	359	—	—	3	3	—	—	—	—
Meaford, Ont.	29	−15	9	3	—	2	5	—	—	—	—
Medicine Hat, Alta.	200	−48	117	10	—	25	35	—	—	—	—
Midland, Ont.	63	—	58	—	—	5	5	—	—	—	—
Moncton, N.B.	265	—	264	1	—	—	1	—	—	—	—
Moose Jaw, Sask.	58	—	43	10	—	5	15	—	—	—	—
Napanee, Ont.	22	−15	6	1	—	—	1	—	—	—	—

TABLE 12.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1950.—Continued

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1949 ($000)	Approved during 1950 ($000)	Unexpended as of Dec. 31, 1950 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1949	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1950
Other Localities											
New Glasgow, N.S.	10	—	−1	2	—	9	11	—	—	—	—
New Liskeard, Ont.	61	—	59	—	—	2	2	—	—	—	—
Newmarket, Ont.	28	−22	3	2	—	1	3	—	—	—	—
Niagara Falls, Ont.	46	−28	9	−3	—	12	9	—	—	—	—
Niagara-on-the-Lake, Ont.	13	−13	2	—	—	−2	−2	—	—	—	—
North Battleford, Sask.	100	−24	75	−1	—	2	1	—	—	—	—
Orillia, Ont.	30	−21	—	5	—	4	9	—	—	—	—
Owen Sound, Ont.	18	−13	—	1	—	4	5	—	—	—	—
Pembroke, Ont.	28	−13	−1	3	—	13	16	—	—	—	—
Penticton, B.C.	−44	56	1	2	—	9	11	—	—	—	—
Perth, Ont.	—	—	−1	—	—	1	1	—	—	—	—
Peterborough, Ont.	849	−196	146	449	—	58	507	119	—	119	—
Ponoka, Alta.	108	−15	12	76	—	5	81	25	—	25	—
Port Alberni, B.C.	8	32	22	—	—	18	18	—	—	—	—
Port Arthur, Ont.	377	−66	117	159	—	35	194	75	—	75	—
Port Hope, Ont.	17	−10	2	1	—	4	5	—	—	—	—
Prince Albert, Sask.	46	−7	17	17	—	5	22	—	—	—	—
Prince George, B.C.	−79	104	10	—	—	15	15	—	—	—	—
Red Deer, Alta.	231	−22	59	137	—	13	150	50	—	50	—
Renfrew, Ont.	25	−22	1	2	—	—	2	—	—	—	—
Rouyn, P.Q.	147	−17	8	122	—	—	122	40	—	40	—
St. Thomas, Ont.	64	−37	12	4	—	11	15	—	—	—	—
Sarnia, Ont.	284	−118	109	19	—	38	57	—	—	—	—

TABLE 12.—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF DIRECT HOUSING OPERATIONS, BY LOCALITY, 1950.—Continued

Locality	Appropriations			Expenditures During the Year				Construction Progress of Direct Housing Operations			
	Unexpended as of Dec. 31, 1949 ($000)	Approved during 1950 ($000)	Unexpended as of Dec. 31, 1950 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1949	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1950
Other Localities											
Sault Ste. Marie, Ont.	181	–13	1	149	—	18	167	21	—	21	—
Selkirk, Man.	24	–15	5	1	—	3	4	—	—	—	—
Sioux Lookout, Ont.	24	—	14	—	—	10	10	—	—	—	—
Stamford, Ont.	59	–12	6	30	—	11	41	20	—	20	—
Stellarton, N.S.	–10	—	–14	2	—	2	4	—	—	—	—
Sterling, Ont.	38	—	23	—	—	15	15	—	—	—	—
Stratford, Ont.	137	—	62	56	—	19	75	51	—	51	—
Swift Current, Sask.	54	–30	15	–1	—	10	9	—	—	—	—
Thorold, Ont.	65	–45	11	5	—	4	9	—	—	—	—
Trail, B.C.	123	–94	4	24	—	1	25	—	—	—	—
Trenton, Ont.	280	40	293	–12	—	39	27	—	—	—	—
Val d'Or, P.Q.	357	–52	11	292	—	2	294	88	—	88	—
Vernon, B.C.	25	127	141	—	—	11	11	—	—	—	—
Waterloo, Ont.	172	–158	3	3	—	8	11	—	—	—	—
Welland, Ont.	67	—	65	—	—	2	2	—	—	—	—
Wetaskiwin, Alta.	—	—	–1	—	—	1	1	—	—	—	—
Weyburn, Sask.	17	8	14	5	—	6	11	—	—	—	—
Wingham, Ont.	43	–59	–41	1	—	24	25	—	—	—	—
Woodstock, Ont.	60	–48	7	6	—	–1	5	—	—	—	—
Yorkton, Sask.	81	–42	20	13	—	6	19	—	—	—	—
Sub-Total	9,276	–37	4,685	3,539	—	1,015	4,554	1,128	93	1,146	75
CANADA	32,128	852	16,668	12,945	168	3,199	16,312	3,731	1,023	3,841	913

TABLE 13.—RENTAL HOUSING UNITS FOR SALE AND SOLD, BY PROVINCE, 1950

Province	Number of Housing Units for Sale 1946–1950	Number of Housing Units Sold 1946–1949	Housing Units Sold, 1950	
			Number	Purchase Price ($000)
Newfoundland	—	—	—	—
Prince Edward Island	—	—	—	—
Nova Scotia	1,933	899	930	1,589
New Brunswick	933	442	119	523
Quebec	3,994	1,690	953	4,757
Ontario	14,010	2,641	3,174	11,806
Manitoba	425	50	44	180
Saskatchewan	2,405	279	488	2,306
Alberta	2,200	298	470	2,158
British Columbia	3,988	2,207	691	2,811
CANADA	29,888	8,506	6,869	26,129

TABLE 14.—RENTAL HOUSING UNITS FOR SALE AND SOLD, BY LOCALITY, 1950

Locality	Number of Housing Units for Sale 1946–1950	Number of Housing Units Sold 1946–1949	Housing Units Sold, 1950	
			Number	Purchase Price ($000)
Metropolitan Areas				
Halifax	1,423	512	893	1,454
Hamilton	1,202	14	460	1,615
London	417	—	51	302
Montreal	1,803	515	573	3,238
Ottawa	425	82	60	248
Quebec	442	80	129	638
Saint John	306	150	39	219
St. John's	—	—	—	—
Toronto	175	—	165	254
Vancouver	1,383	844	227	802
Victoria	778	336	150	650
Windsor	2,220	118	570	1,848
Winnipeg	175	28	10	36
Sub-total	10,749	2,679	3,327	11,304
Other Major Cities				
Brantford	698	144	90	403
Calgary	854	9	202	996
Edmonton	931	274	195	850
Fort William	451	286	58	220
Kingston	413	289	30	155
Kitchener	214	—	54	311
Regina	700	19	184	958
St. Catharines	304	—	126	406
Saskatoon	850	129	160	752
Sherbrooke	135	—	68	281
Sudbury	—	—	—	—
Three Rivers	57	3	14	112
Sub-total	5,607	1,153	1,181	5,444

TABLE 14.—RENTAL HOUSING UNITS FOR SALE AND SOLD, BY LOCALITY, 1950—continued

Locality	Number of Housing Units for Sale 1946–1950	Number of Housing Units Sold 1946–1949	Housing Units Sold, 1950	
			Number	Purchase Price ($000)
Other Localities				
Acton	50	—	10	42
Almaville	10	9	1	4
Amherst	150	90	29	63
Arnprior	25	—	4	19
Arvida	358	358	—	—
Beauharnois	100	60	14	46
Bow Island	15	15	—	—
Brampton	75	—	27	114
Brandon	150	—	25	108
Bridgewater	3	3	—	—
Brockville	52	8	21	133
Brownsburg	56	53	1	3
Campbellford	30	5	1	5
Cap-de-la-Madeleine	100	71	9	28
Charlottetown	2	2	—	—
Chatham	145	1	40	263
Chicoutimi	100	26	42	136
Clinton	50	—	10	41
Cobourg	20	—	7	29
Cochrane	50	—	5	21
Collingwood	220	15	46	140
Cornwall	127	40	44	173
Cowansville	30	—	8	45
Dieppe	200	200	—	—
Dundas	93	—	69	208
Elmira	50	—	2	8
Englehart	25	—	6	24
Exeter	50	—	17	68
Farnham	1	—	—	—
Fort Erie	242	143	27	73
Fort Frances	25	—	—	—
Fredericton	215	—	35	170
Galt	150	39	22	95
Gravenhurst	50	—	6	25
Guelph	186	—	25	152
Hespeler	20	—	1	4
Ingersoll	35	—	8	33
Jonquiere	124	31	18	58
Kamloops	165	89	28	126
Kelowna	150	69	29	123
Kimberley	172	—	88	392
Kirkland Lake	100	—	20	79
Lake Cowichan	100	—	45	187
Lakeview	75	—	75	246
La Tuque	75	48	6	19
Leamington	100	—	13	56
Lethbridge	200	—	37	158
Lindsay	125	—	26	105
Liverpool	50	38	6	16
Medicine Hat	150	—	29	124
Melville	75	—	13	51

TABLE 14.—RENTAL HOUSING UNITS FOR SALE AND SOLD, BY LOCALITY, 1950—continued

Locality	Number of Housing Units for Sale 1946–1950	Number of Housing Units Sold 1946–1949	Housing Units Sold, 1950	
			Number	Purchase Price ($000)
Other Localities				
Merritton	92	—	34	97
Midland	100	20	11	39
Moose Jaw	350	108	46	186
Nelson	50	—	17	77
New Glasgow	138	47	19	50
New Liskeard	31	—	8	31
Niagara Falls	397	105	55	193
Nobel	97	97	3	4
North Battleford	100	—	15	65
North Bay	75	—	43	176
Oakville	50	—	12	53
Orillia	96	72	9	28
Oshawa	122	11	35	125
Owen Sound	163	—	34	179
Palmerston	30	—	1	4
Paris	50	—	3	12
Parry Sound	75	30	22	64
Penticton	100	89	3	13
Perth	50	—	5	21
Peterborough	659	486	82	427
Pictou	299	299	—	—
Port Arthur	200	78	51	206
Port Elgin	3	—	—	—
Port Hope	122	—	25	103
Preston	100	—	19	76
Prince Albert	150	—	32	136
Prince George	100	—	33	152
Prince Rupert	523	523	—	—
Renfrew	125	45	23	88
Revelstoke	40	—	6	27
Rock Island	50	6	44	66
Rossland	125	—	47	211
Ste. Therese	100	33	17	55
St. Georges de Beauce	21	—	—	—
St. Joseph de Sorel	150	129	4	12
St. Louis de Courville	10	—	—	—
St. Mary's	35	—	1	4
St. Paul l'Ermite	37	37	—	—
St. Thomas	65	—	12	81
Salisbury	3	—	3	19
Sault Ste. Marie	400	109	48	177
Sarnia	510	180	68	373
Sea Island	302	257	18	50
Shediac	4	—	—	—
Sioux Lookout	35	—	—	—
Smith's Falls	150	—	22	90
Sorel	200	200	—	—
Stellarton	5	—	5	30
Stratford	108	—	28	188
Sutherland	30	—	12	50
Tilbury	98	—	12	51

TABLE 14.—RENTAL HOUSING UNITS FOR SALE AND SOLD, BY LOCALITY, 1950—continued

Locality	Number of Housing Units for Sale 1946–1950	Number of Housing Units Sold 1946–1949	Housing Units Sold, 1950	
			Number	Purchase Price ($000)
Other Localities				
Timmins	200	—	95	411
Transcona	100	22	9	36
Trenton	196	—	7	31
Valleyfield	10	10	—	—
Walkerton	25	—	2	8
Wallaceburg	50	25	6	17
Waterloo, P.Q.	25	21	5	16
Welland	780	186	200	524
Wetaskiwin	50	—	7	30
Weyburn	25	—	8	31
Woodstock, N.B.	50	—	13	52
Woodstock, Ont.	35	13	2	7
Yarmouth	15	—	7	39
Yorkton	125	23	18	77
Sub-total	13,532	4,674	2,361	9,381
CANADA	29,888	8,506	6,869	26,129

TABLE 15
RENTAL HOUSING UNITS UNDER MANAGEMENT AS AT DECEMBER 31, 1950 (1)

Province	Single Units			Multiple Units			Home Conversion Units			All Projects		
	Total	Occupied by Veterans	Vacant	Total	Occupied by Veterans	Vacant	Total	Occupied by Veterans	Vacant	Total	Occupied by Veterans	Vacant
Newfoundland	50	50	—	—	—	—	—	—	—	50	50	—
Prince Edward Island	29	29	—	—	—	—	—	—	—	29	29	—
Nova Scotia	791	588	10	17	15	—	—	—	—	808	603	10
New Brunswick	1,379	1,362	7	205	200	2	—	—	—	1,584	1,562	9
Quebec	3,791	3,162	83	536	521	—	210	93	—	4,537	3,776	83
Ontario	17,628	14,076	75	532	526	5	219	150	2	18,379	14,752	82
Manitoba	3,746	3,746	—	—	—	—	8	5	—	3,754	3,751	—
Saskatchewan	2,626	2,622	—	—	—	—	—	—	—	2,626	2,622	—
Alberta	2,563	2,503	31	106	106	—	—	—	—	2,669	2,609	31
British Columbia	3,551	3,302	45	371	363	1	298	237	5	4,220	3,902	51
CANADA	36,154	31,440	251	1,767	1,731	8	735	485	7	38,656	33,656	266

(1)—Including housing units acquired under agreements with builders and being held for sale.

TABLE 16—RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY PROVINCE, 1950

Province	Newfoundland	Prince Edward Island	Nova Scotia	New Brunswick	Quebec	Ontario	Manitoba	Saskatchewan	Alberta	British Columbia	CANADA
Gross Revenue ($000)											
Housing rentals	18.6	12.9	407.2	661.3	1,803.7	7,405.0	1,207.6	963.0	1,059.8	1,777.9	15,317.0
Staff houses and cafeterias	8.4	—	—	—	—	549.7	—	—	—	—	558.1
Ajax Plant revenue	—	—	—	—	—	254.3	—	—	—	—	254.3
Deep River Village revenue	—	—	—	—	—	245.6	—	—	—	—	245.6
Sub-Total	27.0	12.9	407.2	661.3	1,803.7	8,454.6	1,207.6	963.0	1,059.8	1,777.9	16,375.0
Less: Adjustments to revenue reported in 1949 (not allocated)	—	—	—	—	—	—	—	—	—	—	8.5
Total	—	—	—	—	—	—	—	—	—	—	16,366.5
Expenditures ($000)											
Physical maintenance of property:											
(a) Wages and materials	.1	.2	53.5	93.2	333.9	951.4	82.9	90.5	88.0	262.4	1,956.1
(b) Heat, light, power and water	—	—	—	36.3	70.6	99.6	1.8	.1	12.0	87.8	308.2
(c) Extraordinary expenditures	—	—	.3	11.7	20.0	91.8	22.8	5.9	1.0	5.3	158.8
(d) Miscellaneous	—	—	2.0	1.5	52.7	52.7	2.9	2.8	1.1	37.6	153.3
Cost of operating staff houses and cafeterias	8.9	—	—	—	—	559.4	—	—	—	—	568.3
Ajax Plant operating expenses	—	—	—	—	—	383.5	—	—	—	—	383.5
Deep River Village operating expenses	—	—	—	—	—	395.4(1)	—	—	—	—	395.4(1)
Municipal charges	1.2	2.1	40.1	87.5	256.2	957.3	153.5	98.8	126.8	158.5	1,882.0
Provision for fire loss	.1	.1	2.5	3.3	8.2	40.2	7.2	5.6	5.6	9.1	81.9
Provision for uncollectable rents	—	—	.9	1.0	11.5	11.9	.6	1.2	1.7	11.7	40.5
Sub-Total	10.3	2.4	99.3	234.5	753.1	3,543.2	271.7	204.9	236.2	572.4	5,928.0
Add: 1950 expenditures not allocated	—	—	—	—	—	—	—	—	—	—	17.8
Add: Adjustments to expenditures reported in 1949 (not allocated)	—	—	—	—	—	—	—	—	—	—	9.7
Total	—	—	—	—	—	—	—	—	—	—	5,955.5
Net Income before adjustments ($000)	16.7	10.5	307.9	426.8	1,050.6	5,010.4	935.9	758.1	823.6	1,205.5	10,546.0
Less: Net Adjustments	—	—	—	—	—	—	—	—	—	—	36.0
Net Income ($000)	—	—	—	—	—	—	—	—	—	—	10,510.0
Number of Housing Units(2)	50	29	805	1,581	4,494	18,379	3,754	2,626	2,669	4,220	38,607

(1) Before providing for $99,000.00 to be contributed by Atomic Energy Commission for operating loss at Deep River.
(2) Excluding housing units acquired under agreements with builders and being held for sale.

TABLE 17
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1950

Metropolitan Areas	Halifax (1)	Hamilton (2)	London (3)	Montreal (4)	Ottawa (5)	Quebec (6)	Saint John (7)	St. John's	Toronto (8)	Vancouver (9)	Victoria (10)	Windsor	Winnipeg (11)	Sub-Total
Gross Revenue ($000)														
Housing rentals	287.5	575.1	338.0	1,294.2	662.3	205.4	367.9	18.6	509.2	1,018.2	313.8	1,259.1	1,084.9	7,934.2
Staff houses and cafeterias	—	341.7	—	—	169.6	—	—	8.4	17.2	—	—	—	—	536.9
Ajax Plant revenue	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Deep River Village revenue	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	287.5	916.8	338.0	1,294.2	831.9	205.4	367.9	27.0	526.4	1,018.2	313.8	1,259.1	1,084.9	8,471.1
Expenditures ($000)														
Physical maintenance of property:														
(a) Wages and materials	30.5	39.2	50.8	226.9	142.8	60.7	72.7	.1	102.5	182.1	46.2	120.0	73.6	1,148.1
(b) Heat, light, power and water	—	4.7	7.1	52.8	59.6	16.8	36.3	—	15.0	57.9	17.4	1.1	1.8	270.5
(c) Extraordinary expenditures	—	11.1	.7	13.7	10.2	2.8	10.4	—	—	2.2	.7	12.6	22.3	86.7
(d) Miscellaneous	1.0	5.5	2.1	19.4	13.7	29.3	.6	—	8.5	26.7	8.6	3.9	2.9	122.2
Cost of operating staff houses and cafeterias	—	349.3	—	—	178.1	—	—	8.9	14.3	—	—	—	—	550.6
Ajax Plant operating expenses	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Deep River Village operating expenses	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Municipal charges	24.5	26.6	55.6	182.2	76.9	30.5	50.4	1.2	91.3	103.8	23.9	220.9	141.0	1,028.8
Provision for fire loss	1.8	4.0	1.4	5.7	3.1	.8	1.7	.1	2.7	4.9	1.7	6.7	6.4	41.0
Provision for uncollectable rents	.1	.1	.7	6.4	1.2	2.1	.8	—	.4	8.8	1.6	2.2	.5	24.9
Total	57.9	440.5	118.4	507.1	485.6	143.0	172.9	10.3	234.7	386.4	100.1	367.4	248.5	3,272.8
Net Income ($000)	229.6	476.3	219.6	787.1	346.3	62.4	195.0	16.7	291.7	631.8	213.7	891.7	836.4	5,198.3
Number of Housing Units	495	1,526	687	2,857	1,381	418	801	50	1,135	2,459	702	3,139	3,404	19,054

(1)—Includes Liverpool and Yarmouth.
(2)—Includes Dundas and Oakville.
(3)—Includes Ingersoll, Lucan, St. Thomas and Woodstock.
(4)—Includes Brownsburg, Ste. Therese and Pointe aux Trembles.
(5)—Includes Aylmer, P.Q. and Cornwall.
(6)—Includes St. Georges de Beauce.
(7)—Includes Woodstock.
(8)—Includes Brampton, Malton and Newmarket.
(9)—Includes Sea Island.
(10)—Includes Lake Cowichan, Courtenay and Cumberland.
(11)—Includes Selkirk and Transcona.

TABLE 17
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1950. — Continued

Other Major Cities	Brantford (1)	Calgary	Edmonton (2)	Fort William (3)	Kingston (4)	Kitchener (5)	Regina	St. Catharines (6)	Saskatoon (7)	Sherbrooke (8)	Sudbury	Three Rivers (9)	Sub-Total
Gross Revenue ($000)													
Housing rentals	264.2	387.7	429.9	200.8	139.5	292.4	311.9	357.2	234.3	94.7	—	49.1	2,761.7
Staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue	—	—	—	—	—	—	—	—	—	—	—	—	—
Deep River Village revenue	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	264.2	387.7	429.9	200.8	139.5	292.4	311.9	357.2	234.3	94.7	—	49.1	2,761.7
Expenditures ($000)													
Physical maintenance of property:													
(a) Wages and materials	27.3	20.9	47.5	21.8	28.2	29.3	33.8	30.0	20.3	8.1	—	11.9	279.1
(b) Heat, light, power and water	6.9	—	12.0	—	4.0	—	—	—	.1	.6	—	.1	23.7
(c) Extraordinary expenditures	1.4	1.0	—	7.3	3.1	11.6	.8	.7	4.6	1.5	—	2.0	34.0
(d) Miscellaneous	6.8	.3	.8	.5	5.3	1.0	1.3	.8	.8	.3	—	.1	18.0
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses	—	—	—	—	—	—	—	—	—	—	—	—	—
Deep River Village operating expenses	—	—	—	—	—	—	—	—	—	—	—	—	—
Municipal charges	18.0	49.4	49.3	27.5	24.2	33.8	28.3	23.1	26.2	13.3	—	9.7	302.8
Provision for fire loss	1.5	2.1	2.1	1.1	.5	1.4	1.8	2.3	1.5	.5	—	.2	15.0
Provision for uncollectable rents	.2	.5	1.2	1.0	.4	.4	—	.4	.3	.5	—	.2	5.1
Total	62.1	74.2	112.9	59.2	65.7	77.5	66.0	57.3	53.8	24.8	—	24.2	677.7
Net Income ($000)	202.1	313.5	317.0	141.6	73.8	214.9	245.9	299.9	180.5	69.9	—	24.9	2,084.0
Number of Housing Units	691	940	1,045	509	237	659	851	1,009	674	188	—	93	6,896

(1)—Includes Paris.
(2)—Includes Leduc and Wetaskiwin.
(3)—Includes Port Arthur.
(4)—Includes Brockville and Napanee.
(5)—Includes Elmira, Galt, Preston and Waterloo.
(6)—Includes Merritton, Niagara-on-the-Lake and Thorold.
(7)—Includes Sutherland.
(8)—Includes Cowansville, Farnham, Rock Island and Waterloo.
(9)—Includes Cap de la Madeleine, La Tuque and St. Joseph de Sorel.

TABLE 17
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1950. — Continued

Other Localities	Ajax (1)	Amherst	Brandon	Campbellton	Charlottetown	Chicoutimi (2)	Collingwood (3)	Deep River	DeSalaberry (4)	Dryden (5)	Fernie
Gross Revenue ($000)											
Housing rentals	335.8	29.0	86.7	42.8	12.9	53.8	160.9	—	77.7	31.9	18.0
Staff houses and cafeterias	21.2	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue	254.3	—	—	—	—	—	—	—	—	—	—
Deep River Village revenue	—	—	—	—	—	—	—	245.6	—	—	—
Total	611.3	29.0	86.7	42.8	12.9	53.8	160.9	245.6	77.7	31.9	18.0
Expenditures ($000)											
Physical maintenance of property:											
(a) Wages and materials	49.7	6.5	7.5	3.4	.2	16.4	29.6	—	9.9	4.3	3.9
(b) Heat, light, power and water	.7	—	—	—	—	.3	.1	—	—	—	2.4
(c) Extraordinary expenditures	.5	.3	—	—	—	—	12.0	—	—	3.1	—
(d) Miscellaneous	.6	.3	—	.1	—	3.6	.3	—	—	—	—
Cost of operating staff houses and cafeterias	17.7	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses	383.5	—	—	—	—	—	—	—	—	—	—
Deep River Village operating expenses	—	—	—	—	—	—	—	395.4(6)	—	—	—
Municipal charges	82.9	2.6	11.3	7.2	2.1	6.8	19.1	—	8.9	4.0	—
Provision for fire loss	1.9	.2	.5	.2	.1	.3	.9	—	.5	.1	.1
Provision for uncollectable rents	.1	.1	—	—	—	1.5	.4	—	.8	—	—
Total	537.6	10.0	19.3	10.9	2.4	28.9	62.4	395.4	20.1	11.5	6.4
Net Income ($000)	73.7	19.0	67.4	31.9	10.5	24.9	98.5	50.8	57.6	20.4	11.6
Number of Housing Units	1,017	66	225	97	29	163	401	452	241	85	44

(1)—Includes Oshawa and Uxbridge.
(2)—Includes Jonquiere.
(3)—Includes Chesley, Meaford and Owen Sound.
(4)—Includes Beauharnois.
(5)—Includes Sioux Lookout.
(6)—Before providing for $99,000.00 to be contributed by Atomic Energy Commission for operating loss at Deep River.

TABLE 17

RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1950. — Continued

Other Localities	Fort Frances	Fredericton	Geraldton	Guelph (1)	Kelowna	Kenora	Kimberley (2)	Kirkland Lake (3)	Leamington (4)	Lethbridge
Gross Revenue ($000)										
Housing rentals	15.2	154.9	34.6	185.1	20.1	12.9	56.9	151.7	147.2	118.0
Staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue	—	—	—	—	—	—	—	—	—	—
Deep River Village revenue	—	—	—	—	—	—	—	—	—	—
Total	15.2	154.9	34.6	185.1	20.1	12.9	56.9	151.7	147.2	118.0
Expenditures ($000)										
Physical maintenance of property:										
(a) Wages and materials	1.9	13.0	2.3	18.8	5.8	.7	.8	46.2	12.9	4.0
(b) Heat, light, power and water	—	—	—	—	—	—	.3	.1	—	—
(c) Extraordinary expenditures	—	—	2.0	.3	2.4	.1	—	.2	.3	—
(d) Miscellaneous	—	.3	—	.5	.5	—	—	1.0	.1	—
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses	—	—	—	—	—	—	—	—	—	—
Deep River Village operating expenses	—	—	—	—	—	—	—	—	—	—
Municipal charges	2.0	20.6	—	20.3	2.2	.7	1.7	6.6	20.9	12.9
Provision for fire loss	.1	.8	.2	1.0	.2	.1	.4	.9	.7	.7
Provision for uncollectable rents	—	.2	—	.6	—	.1	—	.7	.6	—
Total	4.0	34.9	4.5	41.5	11.1	1.7	3.2	55.7	35.5	17.6
Net Income ($000)	11.2	120.0	30.1	143.6	9.0	11.2	53.7	96.0	111.7	100.4
Number of Housing Units	50	380	100	494	53	44	114	359	322	313

(1)—Includes Acton, Fergus, Georgetown and Hespeler.

(2)—Includes Cranbrook.

(3)—Includes Cochrane, Englehart, Kearns, Larder Lake and Timmins.

(4)—Includes Chatham, Essex, Tilbury and Wheatley.

TABLE 17
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1950. — Continued

Other Localities	Lloyd-minster	Medicine Hat (1)	Mel-ville	Monc-ton (2)	Moose Jaw	Nanaimo	New Glasgow (3)	Niagara Falls (4)	North Battle-ford	North Bay (5)	Orillia (6)
Gross Revenue ($000)											
Housing rentals	22.6	91.7	21.0	95.7	106.9	12.9	90.7	160.7	48.2	30.5	94.9
Staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue	—	—	—	—	—	—	—	—	—	—	—
Deep River Village revenue	—	—	—	—	—	—	—	—	—	—	—
Total	22.6	91.7	21.0	95.7	106.9	12.9	90.7	160.7	48.2	30.5	94.9
Expenditures ($000)											
Physical maintenance of property:											
(a) Wages and materials	.4	15.3	3.6	4.1	13.7	3.8	16.5	20.6	6.4	11.3	2.8
(b) Heat, light, power and water	—	—	—	—	—	3.8	—	—	—	—	—
(c) Extraordinary expenditures	—	—	—	1.3	—	—	—	7.3	.1	—	1.3
(d) Miscellaneous	—	—	—	.5	.7	1.8	.7	.3	—	—	—
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses	—	—	—	—	—	—	—	—	—	—	—
Deep River Village operating expenses	—	—	—	—	—	—	—	—	—	—	—
Municipal charges	3.8	9.8	2.0	9.3	7.5	.5	13.0	15.3	3.7	.8	9.7
Provision for fire loss	.1	.5	.1	.6	.6	.1	.5	.9	.3	.2	.6
Provision for uncollectable rents	.1	—	.1	—	—	—	.7	.2	—	.1	.1
Total	4.4	25.6	5.8	15.8	22.5	10.0	31.4	44.6	10.5	12.4	14.5
Net Income ($000)	18.2	66.1	15.2	79.9	84.4	2.9	59.3	116.1	37.7	18.1	80.4
Number of Housing Units	50	246	62	303	296	22	244	436	135	55	282

(1)—Includes Redcliff.
(2)—Includes Port Elgin.
(3)—Includes Stellarton and Trenton.
(4)—Includes Fort Erie.
(5)—Includes New Liskeard.
(6)—Includes Barrie, Bracebridge, Gravenhurst, Midland and Penetanguishene.

TABLE 17
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1950. — Continued

Other Localities	Parry Sound (1)	Pentic-ton	Peter-borough (2)	Portage la Prairie	Port Alberni	Prince Albert	Prince George	Red Deer (3)	Ren-frew (4)	Sarnia (5)
Gross Revenue ($000)										
Housing rentals	27.4	45.8	366.9	36.0	52.2	82.4	28.6	32.5	76.9	202.5
Staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—
Ajax Plant revenue	—	—	—	—	—	—	—	—	—	—
Deep River Village revenue	—	—	—	—	—	—	—	—	—	—
Total	27.4	45.8	366.9	36.0	52.2	82.4	28.6	32.5	76.9	202.5
Expenditures ($000)										
Physical maintenance of property:										
(a) Wages and materials	1.9	3.9	27.5	1.8	2.8	6.9	2.9	.3	7.9	34.2
(b) Heat, light, power and water	.2	—	—	—	—	—	—	—	—	—
(c) Extraordinary expenditures	—	—	.4	.5	—	.4	—	—	.6	—
(d) Miscellaneous	.3	—	.3	—	—	—	—	—	—	.5
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—
Ajax Plant operating expenses	—	—	—	—	—	—	—	—	—	—
Deep River Village operating expenses	—	—	—	—	—	—	—	—	—	—
Municipal charges	1.9	2.0	49.0	1.2	.1	7.5	2.7	5.4	7.9	29.7
Provision for fire loss	.2	.2	1.9	.3	.3	.5	.2	.2	.4	1.0
Provision for uncollectable rents	—	—	.7	.1	.5	.7	.3	—	.2	.1
Total	4.5	6.1	79.8	3.9	3.7	16.0	6.1	5.9	17.0	65.5
Net Income ($000)	22.9	39.7	287.1	32.1	48.5	66.4	22.5	26.6	59.9	137.0
Number of Housing Units	89	107	878	125	150	218	67	125	192	465

(1)—Includes Nobel.
(2)—Includes Cobourg, Lindsay and Port Hope.
(3)—Includes Ponoka.
(4)—Includes Arnprior and Pembroke.
(5)—Includes Wallaceburg.

TABLE 17
RENTAL HOUSING PROJECT INCOME AND OPERATING EXPENSE, BY LOCALITY, 1950. — Continued

Other Localities	Sault Ste. Marie	Smith's Falls (1)	Stratford (2)	Swift Current	Trail (3)	Trenton, Ontario (4)	Val d'Or (5)	Vernon (6)	Welland	Weyburn	Yorkton (7)	Sub-Total	CANADA
Gross Revenue ($000)													
Housing rentals	131.2	64.4	269.0	32.9	122.1	146.4	28.8	89.3	161.1	28.9	73.9	4,621.1	15,317.0
Staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—	21.2	558.1
Ajax Plant revenue	—	—	—	—	—	—	—	—	—	—	—	254.3	254.3
Deep River Village revenue	—	—	—	—	—	—	—	—	—	—	—	245.6	245.6
Sub-Total	131.2	64.4	269.0	32.9	122.1	146.4	28.8	89.3	161.1	28.9	73.9	5,142.2	16,375.0
Less: Adjustments to revenue reported in 1949 (not allocated)	—	—	—	—	—	—	—	—	—	—	—	—	8.5
Total	—	—	—	—	—	—	—	—	—	—	—	—	16,366.5
Expenditures ($000)													
Physical maintenance of property:													
(a) Wages and materials	11.8	3.0	21.1	.1	3.8	18.9	—	6.4	32.1	2.9	2.4	528.9	1,956.1
(b) Heat, light, power and water	.1	—	—	—	6.0	—	—	—	—	—	—	14.0	308.2
(c) Extraordinary expenditures	.4	.5	2.9	—	—	1.2	—	—	—	—	—	38.1	158.8
(d) Miscellaneous	.4	—	—	—	—	—	—	—	.3	—	—	13.1	153.3
Cost of operating staff houses and cafeterias	—	—	—	—	—	—	—	—	—	—	—	17.7	568.3
Ajax Plant operating expenses	—	—	—	—	—	—	—	—	—	—	—	383.5	383.5
Deep River Village operating expenses	—	—	—	—	—	—	—	—	—	—	—	395.4(8)	395.4(8)
Municipal charges	9.0	5.3	34.4	5.5	10.9	12.1	4.8	10.7	27.8	4.3	10.0	550.4	1,882.0
Provision for fire loss	.8	.4	1.4	.1	.6	.8	.2	.4	1.0	.2	.4	25.9	81.9
Provision for uncollectable rents	—	—	—	—	.4	.5	—	.1	.5	—	—	10.5	40.5
Sub-Total	22.5	9.2	59.8	5.7	21.7	33.5	5.0	17.6	61.7	7.4	12.8	1,977.5	5,928.0
Add: 1950 expenditures not allocated	—	—	—	—	—	—	—	—	—	—	—	—	17.8
Add: Adjustments to expenditures reported in 1949 (not allocated)	—	—	—	—	—	—	—	—	—	—	—	—	9.7
Total	—	—	—	—	—	—	—	—	—	—	—	—	5,955.5
Net Income before adjustments ($000)	108.7	55.2	209.2	27.2	100.4	112.9	23.8	71.7	99.4	21.5	61.1	3,263.7	10,546.0
Less: Net Adjustments	—	—	—	—	—	—	—	—	—	—	—	—	36.0
Net Income ($000)	—	—	—	—	—	—	—	—	—	—	—	—	10,510.0
Number of Housing Units	367	198	675	75	286	441	128	216	410	67	198	12,657	38,607

(1)—Includes Carleton Place and Perth.
(2)—Includes Clinton, Exeter, Goderich, Listowel, Palmerston, St. Mary's, Walkerton and Wingham.
(3)—Includes Nelson and Rossland.
(4)—Includes Belleville, Campbellford and Stirling.
(5)—Includes Rouyn.
(6)—Includes Revelstoke and Kamloops.
(7)—Including Kamsack
(8)—Before providing for $99,000.00 to be contributed by Atomic Energy Commission for operating loss at Deep River.

TABLE 18
EXPENDITURES ON HOUSING RESEARCH AND COMMUNITY PLANNING, 1946-1950

Type of Expenditure	1946 $	1947 $	1948 $	1949 $	1950 $
Central Mortgage and Housing Corporation					
Economic and Related Research	45,656	92,648	99,837	99,649	72,997
Housing Investigations	—	—	—	—	23,428
Architectural Investigations	2,996	65,417	10,877	92,966	19,202
Community Planning	17,305	34,182	5,986	2,296	7,244
Information Services	2,923	41,427	30,079	9,738	27,373
Sub-Total	68,880	233,674	146,779	204,649	150,244
Grants to Other Government Departments and Institutions					
Economic and Related Research	39,138	33,330	24,345	7,853	8,699
Housing Investigations	—	—	34,889	32,043	26,535
Architectural Investigations	—	11,222	—	5,800	—
Community Planning	52,357	88,201	78,398	50,567	57,742
Information Services	—	—	—	—	—
Sub-Total	91,495	132,753	137,632	96,263	92,976
Central Mortgage and Housing Corporation and Grants to Other Government Departments					
Economic and Related Research	84,794	125,978	124,182	107,502	81,696
Housing Investigations	—	—	34,889	32,043	49,963
Architectural Investigations	2,996	76,639	10,877	98,766	19,202
Community Planning	69,662	122,383	84,384	52,863	64,986
Information Services	2,923	41,427	30,079	9,738	27,373
Total	160,375	366,427	284,411	300,912	243,220

PART II

OTHER HOUSING OPERATIONS

TABLE 19

APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF HOUSING FOR THE DEPARTMENT OF NATIONAL DEFENCE, BY PROVINCE, 1950

Province	Appropriations			Expenditures During the Year				Construction Progress of Housing Operations			
	Unexpended as of Dec. 31, 1949 (1) ($000)	Approved during 1950 ($000)	Unexpended as of Dec. 31, 1950 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1949	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1950
Newfoundland	–65	152	–43	119	—	11	130	22	—	22	—
Prince Edward Island	672	1,297	636	1,208	—	125	1,333	150	105	159	96
Nova Scotia	888	7,699	5,475	2,456	—	656	3,112	220	626	220	626
New Brunswick	453	1,892	1,039	1,024	—	282	1,306	100	183	123	160
Quebec	1,797	2,798	3,428	1,101	—	66	1,167	100	130	100	130
Ontario	11,514	17,305	16,356	10,704	—	1,759	12,463	1,177	1,458	1,184	1,451
Manitoba	3,506	3,059	2,903	3,307	—	355	3,662	484	101	289	296
Saskatchewan	—	—	—	—	—	—	—	—	—	—	—
Alberta	3,220	3,426	3,837	2,563	—	246	2,809	249	279	176	352
British Columbia	5,850	5,502	7,205	3,144	—	1,003	4,147	264	554	305	513
Yukon, Northwest Territories and Labrador	1,579	3,766	2,850	2,495	—	—	2,495	190	278	191	277
CANADA	29,414	46,896	43,686	28,121	—	4,503	32,624	2,956	3,714	2,769	3,901

(1)—To give effect to revised 1949 appropriations for Buckmaster's Field and Kenna's Hill conversions.

TABLE 20—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF HOUSING FOR THE DEPARTMENT OF NATIONAL DEFENCE, BY LOCALITY, 1950

Locality	Appropriations			Expenditures During the Year				Construction Progress of Housing Operations			
	Unexpended as of Dec. 31, 1949 ($000)	Approved during 1950 ($000)	Unexpended as of Dec. 31, 1950 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1949	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1950
Albro Lake (Halifax Co.), N.S.	157	23	18	86	—	76	162	30	—	30	—
Bagotville, P.Q.	1,157	1,266	2,145	278	—	—	278	—	50	—	50
Barriefield, Ont.	2,464	2,566	3,261	1,416	—	353	1,769	24	460	70	414
Belmont Park (Esquimalt), B.C.	3,088	1,267	2,706	1,117	—	532	1,649	—	356	—	356
Bouchard, P.Q.	—	33	33	—	—	—	—	—	—	—	—
Boundary Bay, B.C.	—	332	140	155	—	37	192	—	35	—	35
Buckmaster's Field (St. John's), Nfld.	-29	33	-20	24	—	—	24	—	—	—	—
Calder (Edmonton), Alta.	34	—	6	25	—	3	28	4	—	4	—
Camp Borden, Ont.	1,674	2,764	2,656	1,588	—	194	1,782	292	190	254	228
Canadian Service College (Esquimalt, B.C.)	144	—	12	94	—	38	132	20	—	20	—
Centralia, Ont.	628	2,139	1,401	1,106	—	260	1,366	135	175	84	226
Chatham, N.B.	453	1,589	879	893	—	270	1,163	100	75	123	52
Chilliwack, B.C.	851	536	544	692	—	151	843	100	90	135	55
Clinton, Ont.	417	180	231	325	—	41	366	95	—	95	—
Cornwallis (Annapolis Co.), N.S.	396	—	73	248	—	75	323	100	—	100	—
Coverdale, N.B.	—	228	142	76	—	10	86	—	24	—	24
Currie Barracks (Calgary), Alta.	2,053	1,598	2,124	1,421	—	106	1,527	102	148	82	168
Currie Field (Calgary), Alta.	305	—	70	173	—	62	235	50	35	50	35
Debert, N.S.	—	142	39	89	—	14	103	—	15	—	15
Edmonton, Alta.	—	1,338	994	341	—	3	344	—	52	—	52
Esquimalt, B.C.	656	143	173	486	—	140	626	109	21	115	15
Gloucester (Carleton Co.), Ont.	83	—	—	73	—	10	83	12	—	12	—
Greenwood, N.S.	349	1,621	597	1,177	—	196	1,373	90	140	90	140
Kenna's Hill (St. John's), Nfld.	-36	119	-23	95	—	11	106	22	—	22	—
McGivney, N.B.	—	75	18	55	—	2	57	—	8	—	8
Namao, Alta.	828	2,857	2,708	889	—	88	977	93	44	40	97

TABLE 20—APPROPRIATIONS, EXPENDITURES AND CONSTRUCTION PROGRESS OF HOUSING FOR THE DEPARTMENT OF NATIONAL DEFENCE, BY LOCALITY, 1950. — *Continued*

Locality	Appropriations			Expenditures During the Year				Construction Progress of Housing Operations			
	Unexpended as of Dec. 31, 1949 ($000)	Approved during 1950 ($000)	Unexpended as of Dec. 31, 1950 ($000)	Housing ($000)	Supplementary Buildings ($000)	Land, Improvements and Other Outlay ($000)	Total ($000)	Number of Housing Units under Construction as at December 31, 1949	Number of Housing Units Started	Number of Housing Units Completed	Number of Housing Units under Construction as at December 31, 1950
North Bay, Ont.	—	1,711	1,674	36	—	1	37	—	—	—	—
Petawawa, Ont.	1,501	1,012	950	1,491	—	72	1,563	250	44	250	44
Picton, Ont.	1,605	180	396	1,208	—	181	1,389	44	156	168	32
Rivers, Man.	725	1,532	1,121	1,054	—	82	1,136	99	101	48	152
Rockcliffe (Ottawa), Ont.	1,351	3,470	3,323	1,219	—	279	1,498	160	95	120	135
St. Hubert, P.Q.	640	840	591	823	—	66	889	100	80	100	80
Saanich, B.C.	1,037	—	1,037	—	—	—	—	—	—	—	—
Sea Island, B.C.	74	736	421	312	—	77	389	35	52	35	52
Shearwater, N.S.	—	420	346	62	—	12	74	—	—	—	—
Shilo, Man.	2,244	620	1,267	1,465	—	132	1,597	300	—	156	144
Suffield, Alta.	—	907	377	455	—	75	530	—	76	—	76
Summerside, P.E.I.	672	1,297	635	1,209	—	125	1,334	150	105	159	96
Trenton, Ont.	1,791	3,283	2,463	2,243	—	368	2,611	165	338	131	372
Tuft's Cove (Halifax Co.), N.S.	-13	5,614	4,511	796	—	294	1,090	—	471	—	471
Valcartier, P.Q.	—	659	659	—	—	—	—	—	—	—	—
Winnipeg, Man.	536	—	138	331	—	67	398	85	—	85	—
Yukon, Northwest Territories and Labrador(1)	1,579	3,766	2,850	2,495	—	—	2,495	190	278	191	277
CANADA	29,414	46,896	43,686	28,121	—	4,503	32,624	2,956	3,714	2,769	3,901

(1)—Work complete and final settlement made with Department of National Defence during 1950. Married Quarters were constructed at the following isolated northern sites: Aklavik, Churchill, Dawson City, Mayo, Fort Nelson, Fort Smith, Lac Brochet, Mile 1202, Norman Wells, Whitehorse, Yellowknife, North West Staging Route and Goose Bay.

TABLE 21
APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, 1950

Province	Number of Projects	Number of Housing Units	Estimated Costs			
			Land ($000)	Construction ($000)	Equipment and Other ($000)	Total ($000)
Newfoundland	—	—	—	—	—	—
Prince Edward Island	—	—	—	—	—	—
Nova Scotia	—	—	—	—	—	—
New Brunswick	2	38	7	212	18	237
Quebec	61	1,899	598	11,789	1,126	13,513
Ontario	14	522	141	3,275	383	3,799
Manitoba	1	11	—	58	5	63
Saskatchewan	—	—	—	—	—	—
Alberta	—	—	—	—	—	—
British Columbia	—	—	—	—	—	—
CANADA	78	2,470	746	15,334	1,532	17,612